



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** SYDNEY BETHEL, PLANNER II *SB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** NOVEMBER 4, 2020

**SUBJECT:** S20-10, SANTANILLA

**STRATEGIC INITIATIVE:** Prosperous Community

To allow for the development of a residential community to provide a diversity of housing types.

### RECOMMENDED MOTION

Approve the Findings of Fact and S20-10, Santanilla: Request to approve a Preliminary Plat and Open Space Plan Amendment for K Hovnanian Homes, for 71 home lots (Lots 1-71) on approx. 40.52 acres located north of the northwest corner of Higley Road and the Hunt Highway alignment in the Single Family-7 (SF-7) and Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) Overlay zoning district, subject to conditions.

### APPLICANT

**Company:** EPS Group  
**Name:** Mike LoTempio  
**Address:** 1130 N. Alma School Rd., #120  
Mesa, AZ 85201  
**Phone:** (480) 503-2250  
**Email:** mike.lotempio@epsgrouponc.com

### OWNER

**Company:** BOYC LLC  
**Address:** 20701 N. Scottsdale Rd., #107-622  
Scottsdale, AZ 85255  
**Phone:** (480) 273-9277

## **BACKGROUND/DISCUSSION**

### **History**

| <b>Date</b>               | <b>Description</b>  |
|---------------------------|---|
| <i>May 9, 2006</i>        | Town Council adopted Ordinance No. 1738 (A06-2) annexing 351 acres at the northeast, northwest, southeast and southwest corners of San Tan Boulevard and Higley Road. The subject site is located within the approved annexation area.  |
| <i>September 26, 2006</i> | Town Council adopted Ordinance No. 1830, approving Z06-03 to rezone 351 acres from Maricopa County RU-43, R1-18 and R-4 zoning districts to Town of Gilbert SF-43, SF-35, SF-15, SC and PF/I zoning districts located at the northeast, northwest, southeast and southwest corners of San Tan Boulevard and Higley Road. The subject site is located within the approved annexation area. |
| <i>September 25, 2007</i> | Town Council adopted Resolution No. 2823, approving GP06-10, a minor General Plan amendment for 40.5 acres from R>01 DU/Acre to R>1-2 DU/Acre and adopted Ordinance No. 2062, approving the request (Z06-88) for a rezoning for 40.5 acres from SF-45 to SF-15 (PAD).   |
| <i>November 7, 2007</i>   | Planning Commission approved S07-06, the Preliminary Plat for Santanilla, with 50 single family residential lots.   |
| <i>February 23, 2012</i>  | Town Council adopted Ordinance No. 2359, approving the request (Z11-11) to rezone 40.5 acres from SF-15 (PAD) to 20.92 acres of SF-10 (PAD) and 17.61 acres of SF-7 (PAD).  |
| <i>March 15, 2012</i>     | Design Review board approved S11-02, the Open Space Plan for Santanilla.  |
| <i>April 4, 2012</i>      | Planning Commission approved S11-02, the Preliminary Plat for Santanilla, with 80 single family residential lots.   |

### **Overview**

EPS Group, on behalf of the developer K Hovnanian Homes, is proposing an amendment to an existing Preliminary Plat (S11-02) to develop a 71 lot single family residential subdivision with a density of 1.75 DU/Acre on a presently vacant site. The subject site is approximately 40.52 acres, zoned Single Family-7 (SF-7) and Single Family-10 (SF-10) with a Planned Area Development (PAD) overlay and is located at the northwest corner of Higley Road and the Hunt Highway alignment in the Santan Character Area.

The site has known fissures that run directly through the center of the site. The primary driver of the amendment to the Preliminary Plat is to rearrange the development in a manner that ensures that all residential lots are a minimum of 100' away from the exiting fissures. The proposed development has been designed in a strategic manner to minimize the interaction and proximity of single family homes to the fissures through buffering, landscaping, and additional mitigation efforts.

**Surrounding Land Use & Zoning Designations:**

|       | <b>Existing Land Use Classification</b>                         | <b>Existing Zoning</b>  | <b>Existing Use</b>                           |
|-------|---|---|---|
| North | Residential >0-1 DU/Acre  | Single Family-43 (SF-43)  | Single Family Homes                           |
| South | Residential >0-1 DU/Acre  | RU-43 (County)  | Single Family Homes                           |
| East  | Residential >1-2 DU/Acre & Public Facility/Institutional (PF/I) | Single Family-15 (SF-15) & Public Facility/Institutional (PF/I) | Higley Road then Vacant and Payne Junior High |
| West  | Residential >2-3.5 DU/Acre                                      | Single Family-6 (SF-6)  | Single Family Homes (Adora Trails)            |
| Site  | Residential >1-2 DU/Acre  | Single Family-7 (SF-7) & Single Family-10 (SF-10)               | Vacant  |

**Pre-Plat Summary**

The proposed 71 lot development includes a range of lot sizes from 8,000 sf min. up to 17,000 sf max. in two (2) zoning districts. The lots proposed are oversized for both zoning districts (SF-7 and SF-10). The larger SF-10 lots are located on the north and south perimeters of the site providing an appropriate transition to the existing large lot residential developments to the north and south. The smaller SF-7 lots are located internal to the site. The existing fissures are located in the center and run diagonally, starting just beyond the southwest corner and ending in the northeast corner of the site. The applicant has proposed that this area contain natural desert landscaping and has not located any homes directly adjacent to the fissures; the closest home is approximately 100' away. This specific site has seen multiple design iterations starting with the original approval in 2007. The most recent amendment was approved in 2012 and included 80 lots; this application has a similar design to the previously approval, but it includes a decrease in lots and a more appropriate lot configuration to mitigate possible impacts from the fissures.

The site's primary access is located off Higley Road on the east side and will be a new right-in, right-out only access. Full street improvements will be provided on Watford Court, located on the northern portion of the site, this will provide additional circulation relief for the internal local streets. Watford Court will not connect to Higley Road due to a private drive interrupting the connection. Bollards will be added to the east end of Watford Court to block access to the existing dirt private drive. An emergency access only outlet is provided west on Watford Court to Constellation Way, then extending north to East Coldwater Boulevard in the event access to Higley is blocked. A new 24' wide asphalt pavement section along Constellation Way extending from the site to East Coldwater Boulevard will be provided.

The project is planned to develop as a single phase, which will include off-site and on-site improvements. Please see table below for the development standards reflected in this preliminary plat. The preliminary plat as shown is in substantial conformance with the PAD rezoning development plan Z11-11.

### Project Data Table

| <b>Site Development Regulations</b>    | <b>Proposed SF-7 PAD (Ord. 2359)</b> | <b>Provided</b>        |
|--|--------------------------------------|------------------------|
| Minimum Lot Area (sq. ft. per DU)      | 7,000 sf                             | 8,000 sf               |
| Minimum Lot Dimensions (width x depth) | 65' width x 100' depth               | 70' width x 120' depth |
| Maximum Height (ft.)/Stories           | 30'/2 Stories                        | 30'/2 Stories          |
| Minimum Building Setbacks (ft.)        |                                      |                        |
| Front                                  | 20'                                  | 25'                    |
| Side                                   | 5' & 10'                             | 10'                    |
| Rear                                   | 20'                                  | 30'                    |
| Maximum Lot Coverage (%)               |                                      |                        |
| One Story                              | 45%                                  | 45%                    |
| Two Story                              | 40%                                  | 40%                    |

| <b>Site Development Regulations</b>    | <b>SF-10 PAD (Ord. 2359)</b> | <b>Provided</b>        |
|--|------------------------------|------------------------|
| Minimum Lot Area (sq. ft. per DU)      | 10,000 sf                    | 12,000 sf              |
| Minimum Lot Dimensions (width x depth) | 85' width x 110' depth       | 86' width x 135' depth |
| Maximum Height (ft.)/Stories           | 30'/2 Stories                | 30'/2 Stories          |
| Minimum Building Setbacks (ft.)        |                              |                        |
| Front                                  | 25'                          | 25'                    |
| Side                                   | 10'                          | 10'                    |
| Rear                                   | 30'                          | 30'                    |
| Maximum Lot Coverage (%)               |                              |                        |
| One Story                              | 45%                          | 45%                    |
| Two Story                              | 40%                          | 40%                    |

### Open Space Plan

The proposed development contains approximately 15 acres of open space which is 37% of the net site area. An amenity area has been proposed on the western portion of the site and includes a ramada and play structure adjacent to a large open space area. An additional amenity area has been provided on the east side of the site in the form of a seating node located north of retention tract D. A 6' wide stabilized decomposed granite trail has been proposed along the boundaries on the fissure areas creating ample pedestrian connectivity throughout the site. The fissure area will contain desert-adapted, low water use plants planted in reduced density.



A robust tree pallet has been proposed including: Mulga, 'Art's Seedless' Desert Willow, Palo Brea, Desert Museum Palo Verde, Sonoran Emerald Palo Verde (Street Theme Tree), Red Push Pistache, Thornless mesquite, 'Heritage' Live Oak, Texas Mountain Laurel, and Chinese Evergreen Elm. The proposed shrubs and accent plants include a wide variety of generally desert plants that complement the proposed tree pallet and development branding. Four (4) different wall designs have been proposed throughout the site. All proposed walls include CMU block in a range of neutral earth tones. The walls range in height from 6' to 7' and a portion of the existing wall is being utilized on the southern perimeter of the site.

### **Grading and Drainage**

The retention is proposed in the form of above ground retention basins located in the landscape tracts dispersed throughout the community. Off-site flows for Higley Road will be retained at the northeast corner of the property in accordance with the proposed Higley Road Capital Improvement Project. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Signage**

Signage has been included in the Open Space Plan which includes one (1) subdivision entry sign on the north side of the primary entrance off Higley Road and a decorative entry feature on the south side. The subdivision entry sign contains a planter and an entry monument tower in addition to the stucco wall in which the signage is affixed to, all attached as one decorative feature. Stacked stone has been included as an accent material.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

There has been one (1) member of the public who contacted staff with concerns about the project. The citizen expressed concerns over the lack of connection from Watford Court and Higley Road. The property located directly at the northwest corner of Watford Court and Higley Road did not provide dedication for Watford Court adjacent to their property thus creating a private drive not allowing Watford Court to connect to Higley Road. To avoid the utilization of the private drive, it has been requested through a condition of approval that bollards be added to the end of Watford Court. This will avoid the utilization of the private drive by unauthorized parties while still maintaining the required access for the impacted property owners.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and S20-10, Santanilla: Request to approve a Preliminary Plat and Open Space Plan Amendment for K Hovnanian Homes, for 71 home lots (Lots 1-71) on approx. 40.52 acres located north of the northwest corner of Higley Road and the Hunt Highway alignment in the Single Family-7 (SF-7) and Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) Overlay zoning district, subject to the following conditions.

1. The Final Plat and Open Space Plans for S20-10 Santanilla and construction of the project shall be in substantial conformance with Exhibit 6 Preliminary Plat, Exhibit 7 Open Space Plan, and Exhibit 8 Grading and Drainage Plan approved by the Planning Commission/ Design Review Board at the November 4, 2020 public hearing.
2. Bollards shall be added to the east end of the Watford Court R.O.W. in the Construction Document Submittal.

Respectfully submitted,



Sydney Bethel  
Planner II

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Development Plan (Z11-11)
- 5) Previously Approved Preliminary Plat (S11-02)
- 6) Preliminary Plat
- 7) Open Space Plan
- 8) Grading and Drainage
- 9) Applicant's Narrative

## **FINDINGS OF FACT S20-10, Santanilla**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

# Notice of Public Hearing

DR20-10 Santanilla  
Attachment 2: Notice of Public  
Hearing/Vicinity Map

**PLANNING COMMISSION DATE:**

**Wednesday, November 4, 2020\* TIME: 6:00 PM**

**LOCATION:** Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

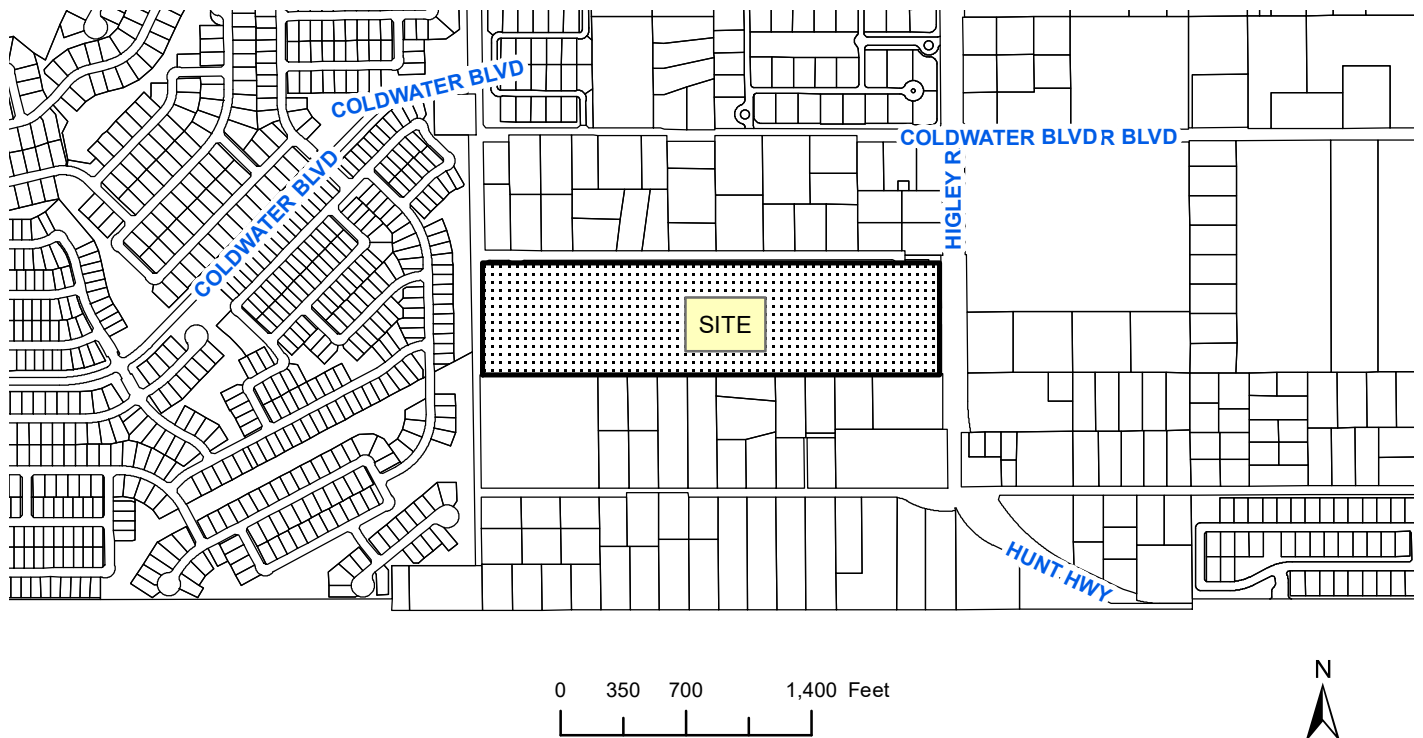
\*Call Planning Division to verify date and time: (480) 503-6721

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## REQUESTED ACTION:

**S20-10 SANTANILLA:** Request to approve a Preliminary Plat and Open Space Plan Amendment for K Hovnanian Homes, for 71 home lots (Lots 1-71) on approx. 40.52 acres located north of the northwest corner of Higley Road and the Hunt Highway alignment in the Single Family-7 (SF-7) and Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) Overlay zoning district.

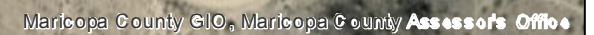
## SITE LOCATION:

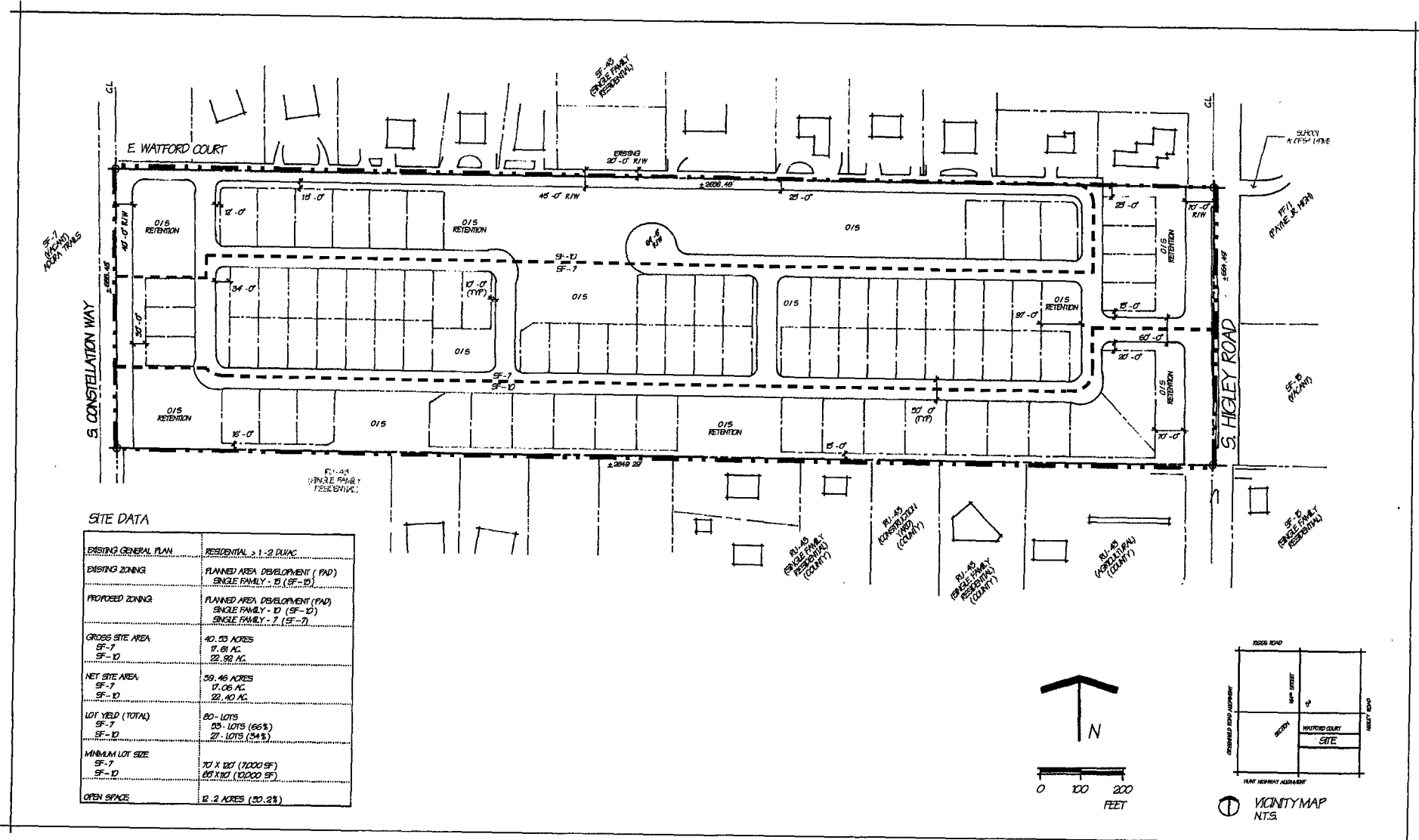


**APPLICANT:** EPS Group Inc  
**CONTACT:** Jorge Villasenor  
**ADDRESS:** 1130 N Alma School Rd., #120  
Mesa, AZ 85201

**TELEPHONE:** (480) 503-2250  
**E-MAIL:** [jorge.villasenor@epsgroupinc.com](mailto:jorge.villasenor@epsgroupinc.com)







Iplan Consulting



JANUARY 24, 2012

# SANTANILLA 2

PLANNED AREA DEVELOPMENT - DEVELOPMENT PLAN EXHIBIT

GILBERT, AZ

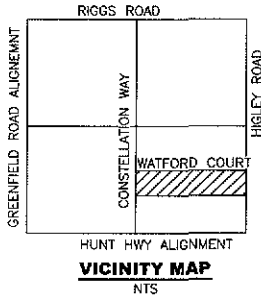
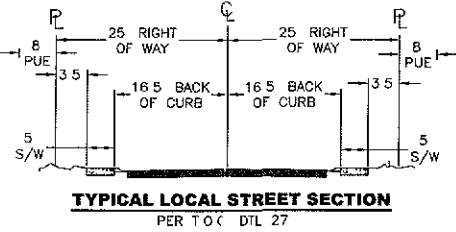
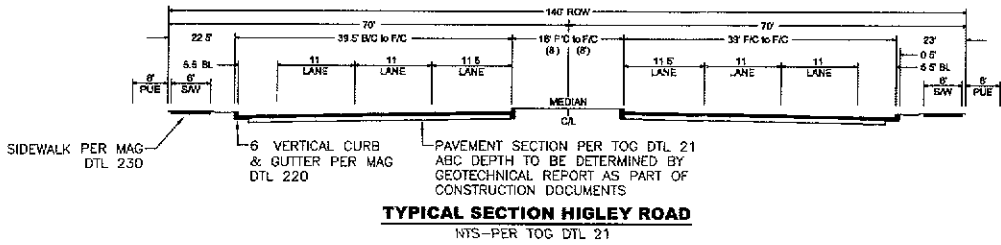
CASE # Z11-11

Case #: Z11-11  
Attachment 4: Zoning Ordinance  
Exhibit 3: Development Plan  
February 23, 2012



PRELIMINARY PLAT FOR  
**SANTANILLA**

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN,  
MARICOPA COUNTY, ARIZONA



**DRAINAGE STATEMENT**

THIS PROJECT IS SHOWN TO LIE WITHIN A FLOOD  
ZONE X ACCORDING TO FEMA FIRM MAP  
04013C3075H DATED 09-05-05. ZONE X IS  
DEFINED AS AREAS BETWEEN LIMITS OF THE  
100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN  
AREAS SUBJECT TO 100-YEAR FLOODING WITH  
AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR  
WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS  
THAN ONE SQUARE MILE OR AREAS PROTECTED BY  
LEVEES FROM THE BASE FLOOD

**PROJECT DATA**

GROSS AREA 40 5252 AC  
NET AREA 39 4579 AC  
EXISTING ZONING SF-15 PAD  
PROPOSED ZONING SF-10 PAD(57%)  
SF-7 PAD(43%)  
EXISTING GENERAL PLAN 1-2 DU/AC  
PROPOSED GENERAL PLAN 1-2 DU/AC  
TOTAL LOTS 80  
PROPOSED OPEN SPACE 12 2334 AC (30.2%)  
PROPOSED DENSITY 1.97 DU/AC

**LEGAL DESCRIPTION**

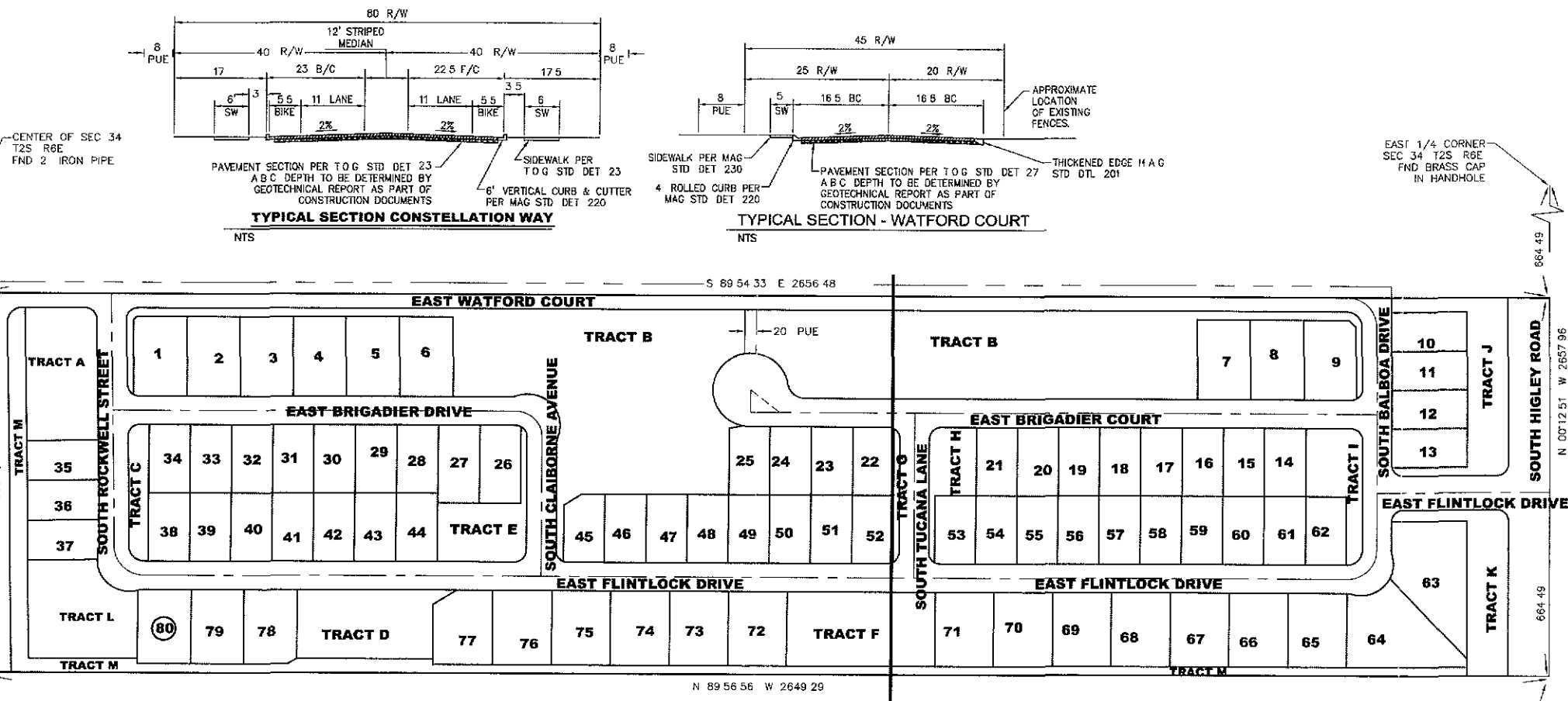
THE SOUTH HALF OF THE NORTH HALF OF THE  
SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 2  
SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN MARICOPA COUNTY ARIZONA

**BASIS OF BEARING**

THE EAST LINE OF THE SOUTHEAST QUARTER BEARS  
NORTH 00 12 51" WEST

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 34  
INTERSECTION OF HIGLEY ROAD AND SANTAN  
BOULEVARD BRASS CAP IN HANDHOLE  
ELEVATION=1353.40 (TOWN OF GILBERT DATUM)



| LOT TABLE |           |           |           | LOT TABLE |           |           |          | LOT TABLE |           |           |          |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|----------|
| LOT #     | AREA (SF) | AREA (AC) | ZONING    | LOT #     | AREA (SF) | AREA (AC) | ZONING   | LOT #     | AREA (SF) | AREA (AC) | ZONING   |
| 1         | 12573     | 0.28      | SF 10 PAD | 21        | 8400      | 0.19      | SF 7 PAD | 41        | 8400      | 0.19      | SF 7 PAD |
| 2         | 12600     | 0.29      | SF 10 PAD | 22        | 8381      | 0.18      | SF 7 PAD | 42        | 8400      | 0.19      | SF 7 PAD |
| 3         | 12600     | 0.29      | SF 10 PAD | 23        | 8400      | 0.19      | SF 7 PAD | 43        | 8400      | 0.19      | SF 7 PAD |
| 4         | 12600     | 0.29      | SF 10 PAD | 24        | 8400      | 0.19      | SF 7 PAD | 44        | 8400      | 0.19      | SF 7 PAD |
| 5         | 12600     | 0.29      | SF 10 PAD | 25        | 8400      | 0.19      | SF 7 PAD | 45        | 8090      | 0.19      | SF 7 PAD |
| 6         | 12600     | 0.29      | SF 10 PAD | 26        | 8575      | 0.22      | SF 7 PAD | 46        | 8400      | 0.19      | SF 7 PAD |
| 7         | 12600     | 0.29      | SF 10 PAD | 27        | 9583      | 0.22      | SF 7 PAD | 47        | 8400      | 0.19      | SF 7 PAD |
| 8         | 12600     | 0.29      | SF 10 PAD | 28        | 8400      | 0.19      | SF 7 PAD | 48        | 8400      | 0.19      | SF 7 PAD |
| 9         | 12619     | 0.29      | SF 10 PAD | 29        | 8400      | 0.19      | SF 7 PAD | 49        | 8400      | 0.19      | SF 7 PAD |
| 10        | 8583      | 0.20      | SF 7 PAD  | 30        | 8400      | 0.19      | SF 7 PAD | 50        | 8400      | 0.19      | SF 7 PAD |
| 11        | 8840      | 0.20      | SF 7 PAD  | 31        | 8400      | 0.19      | SF 7 PAD | 51        | 8400      | 0.19      | SF 7 PAD |
| 12        | 8840      | 0.20      | SF 7 PAD  | 32        | 8400      | 0.19      | SF 7 PAD | 52        | 8400      | 0.19      | SF 7 PAD |
| 13        | 8836      | 0.20      | SF 7 PAD  | 33        | 8400      | 0.19      | SF 7 PAD | 53        | 8391      | 0.19      | SF 7 PAD |
| 14        | 8400      | 0.19      | SF 7 PAD  | 34        | 8400      | 0.19      | SF 7 PAD | 54        | 8400      | 0.19      | SF 7 PAD |
| 15        | 8400      | 0.19      | SF 7 PAD  | 35        | 8400      | 0.19      | SF 7 PAD | 55        | 8400      | 0.19      | SF 7 PAD |
| 16        | 8400      | 0.19      | SF 7 PAD  | 36        | 8400      | 0.19      | SF 7 PAD | 56        | 8400      | 0.19      | SF 7 PAD |
| 17        | 8400      | 0.19      | SF 7 PAD  | 37        | 8316      | 0.18      | SF 7 PAD | 57        | 8400      | 0.19      | SF 7 PAD |
| 18        | 8400      | 0.19      | SF 7 PAD  | 38        | 8400      | 0.19      | SF 7 PAD | 58        | 8400      | 0.19      | SF 7 PAD |
| 19        | 8400      | 0.19      | SF 7 PAD  | 39        | 8400      | 0.19      | SF 7 PAD | 59        | 8400      | 0.19      | SF 7 PAD |
| 20        | 8400      | 0.19      | SF 7 PAD  | 40        | 8400      | 0.19      | SF 7 PAD | 60        | 8400      | 0.19      | SF 7 PAD |

| SF 7 PAD DATA |           |       | SF 10 PAD DATA |           |      | ROW           |           |      |
|---------------|-----------|-------|----------------|-----------|------|---------------|-----------|------|
| AREA (SF)     | AREA (AC) |       | AREA (SF)      | AREA (AC) |      | AREA (SF)     | AREA (AC) |      |
| TOTAL         | 448950    | 10.31 | TOTAL          | 360508    | 8.28 | ONSITE        | 283400    | 6.64 |
| AVERAGE       | 8471      | 0.19  | AVERAGE        | 13366     | 0.31 | HIGLEY        | 46516     | 1.07 |
| MAX           | 8583      | 0.22  | MAX            | 22317     | 0.51 | WATFORD       | 80239     | 1.30 |
| MIN           | 8090      | 0.19  | MIN            | 11632     | 0.27 | CONSTELLATION | 26857     | 0.61 |

NET AREA = SF 7 + SF 10 + TRACTS + ONSITE ROW + WATFORD ROW + CONSTELLATION ROW = 1718739 39.46  
GROSS AREA = NET AREA + HIGLEY ROW = 1765255 40.52

SHEET 2-PRELIMINARY PLAT  
SHEET 4-PRELIMINARY GRADING AND DRAINAGE

| TRACT TABLE |           |           |                                       |
|-------------|-----------|-----------|---------------------------------------|
| TRACT NAME  | AREA (SF) | AREA (AC) | USE                                   |
| A           | 27961     | 0.64      | LANDSCAPE PAE DRAINAGE                |
| B           | 263352    | 5.82      | LANDSCAPE PAE DRAINAGE (PORTION ONLY) |
| C           | 7779      | 0.18      | LANDSCAPE                             |
| D           | 28331     | 0.65      | LANDSCAPE DRAINAGE PAE                |
| E           | 18670     | 0.38      | LANDSCAPE PAE                         |
| F           | 32690     | 0.75      | LANDSCAPE DRAINAGE PAE                |
| G           | 2246      | 0.05      | LANDSCAPE                             |
| H           | 10837     | 0.24      | LANDSCAPE PAE                         |
| I           | 14822     | 0.34      | LANDSCAPE DRAINAGE PAE                |
| J           | 28972     | 0.62      | LANDSCAPE PAE                         |
| K           | 22381     | 0.53      | LANDSCAPE DRAINAGE PAE                |
| L           | 28582     | 0.66      | LANDSCAPE DRAINAGE PAE                |
| M           | 60162     | 1.38      | LANDSCAPE DRAINAGE PAE                |
| TOTAL       | 532985    | 12.23     |                                       |

SHEET 3 PRELIMINARY PLAT  
SHEET 5 PRELIMINARY GRADING AND DRAINAGE

**OWNER/DEVELOPER**

SANTANILLA LLC  
920 W HERITAGE PARK BLVD SUITE 200  
LAYTON UT 84041  
PHONE 801-546-1773  
FAX 801-546-1776  
CONTACT JARED YEATES

**ENGINEER**

GARNER GROUP ENGINEERING LLC  
2064 E NORCROFT ST  
MESA AZ 85213  
PHONE 480-292-2673  
FAX 480-287-9019  
CONTACT CLINTON GARNER PE

**PLANNER**

IPLAN CONSULTING  
PHONE 480-807-5673  
FAX 480-807-8337  
CONTACT GREG DAVIS AICP

**UTILITIES**

WATER TOWN OF GILBERT  
SEWER TOWN OF GILBERT  
ELECTRIC SRP  
TELEPHONE QWEST  
GAS SOUTHWEST GAS  
CABLE COX  
REFUSE TOWN OF GILBERT

**SHEET INDEX**

COVER 1  
PRELIMINARY PLAT 2-3  
PRELIMINARY G&D 4-5

**GENERAL NOTES**

- THIS PROJECT CONTAINS KNOWN  
FISSURES SEE LAND SUBSIDENCE  
AND EARTH FISSURE EVALUATION TASK  
1 AND TASK 2 REPORT BY  
GEOLOGICAL CONSULTANTS INC (GCI)  
JULY 29 2008
- RETENTION BASINS POOLS AND OTHER  
SOURCES OF WATER MUST REMAIN  
100' CLEAR OF MAPPED FISSURES
- ALL CONSTRUCTION WITHIN THE 20'  
FISSURE SETBACK INCLUDING BUT NOT  
LIMITED TO STRUCTURES STREETS  
WATERLINES SEWER LINES AND OTHER  
UTILITIES SHALL REQUIRE FISSURE  
MITIGATION MEASURES AS DETAILED IN  
THE REPORT BY GCI
- BOUNDARY AND TOPOGRAPHIC SURVEY  
INFORMATION HAS BEEN PROVIDED BY  
SOUTHWESTERN STATES SURVEYING  
INC DATED 4-4-05

**LEGEND**

- FIRE HYDRANT
- GRADE BREAK
- PAE PEDESTRIAN ACCESS EASEMENT

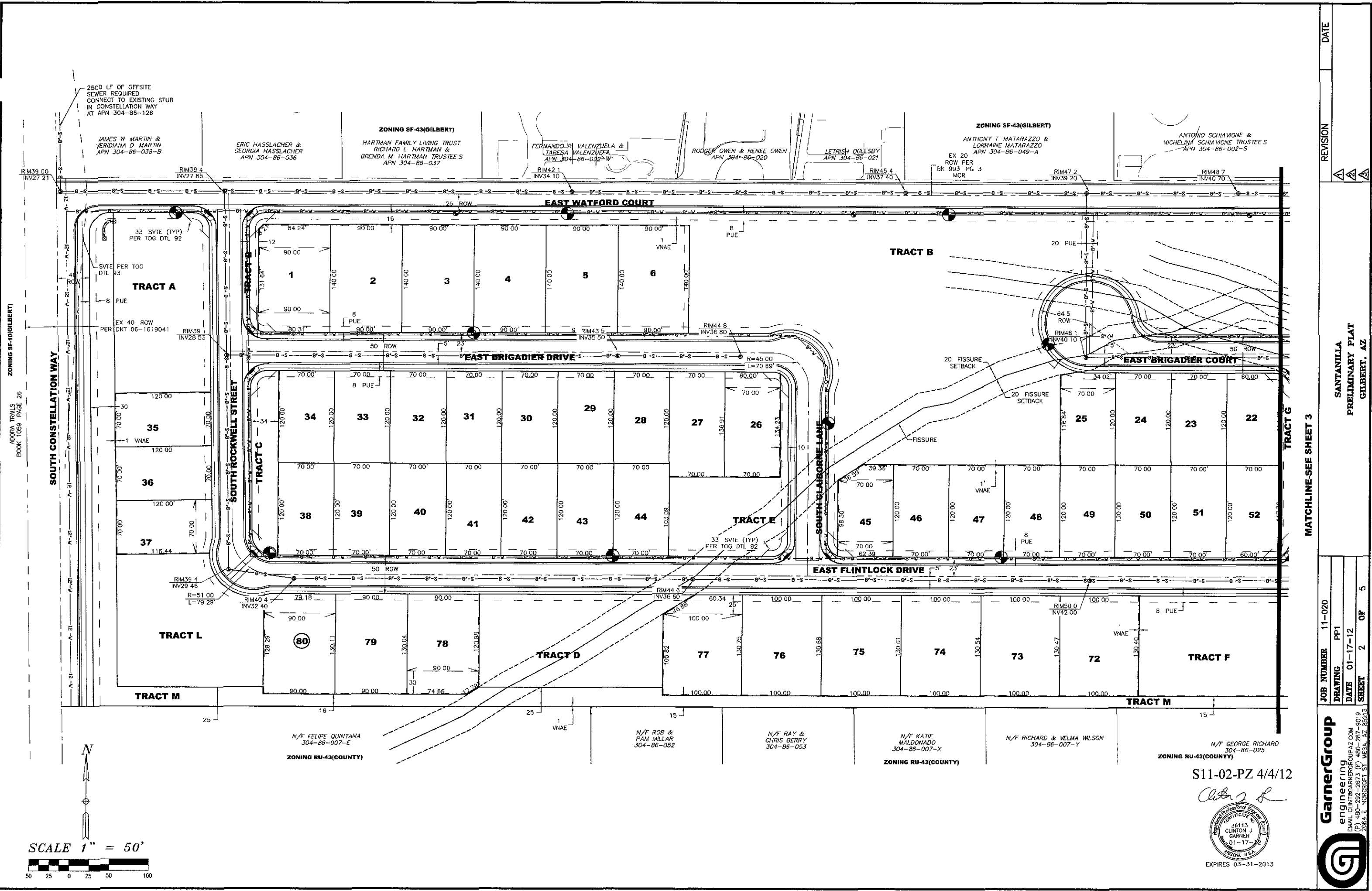
S11-02-PZ 4/4/12

*Clinton J. Garner*



JOB NUMBER 11-020  
DRAWING COVER  
DATE 01-17-12  
SHEET 1 OF 5

**GarnerGroup**  
engineering  
EMAIL CLINTON@GARNERGROUP.COM  
(P) 480-292-2673 (F) 480-287-9019  
2064 E NORCROFT ST MESA, AZ 85213



| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |

**SANTANILLA**  
**PRELIMINARY PLAT**  
**GILBERT, AZ**

|                   |          |
|-------------------|----------|
| <b>JOB NUMBER</b> | 11-020   |
| <b>DRAWING</b>    | PP1      |
| <b>DATE</b>       | 01-17-12 |
| <b>SHEET</b>      | 2 OF 5   |

**GarnerGroup**  
engineering  
EMAIL: CLINT@GARNERGROUP.COM  
(P) 480-282-2873 (F) 480-287-9019  
2061 E. NORTHERN ST. MESA, AZ 85203

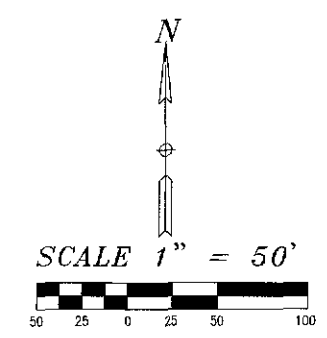
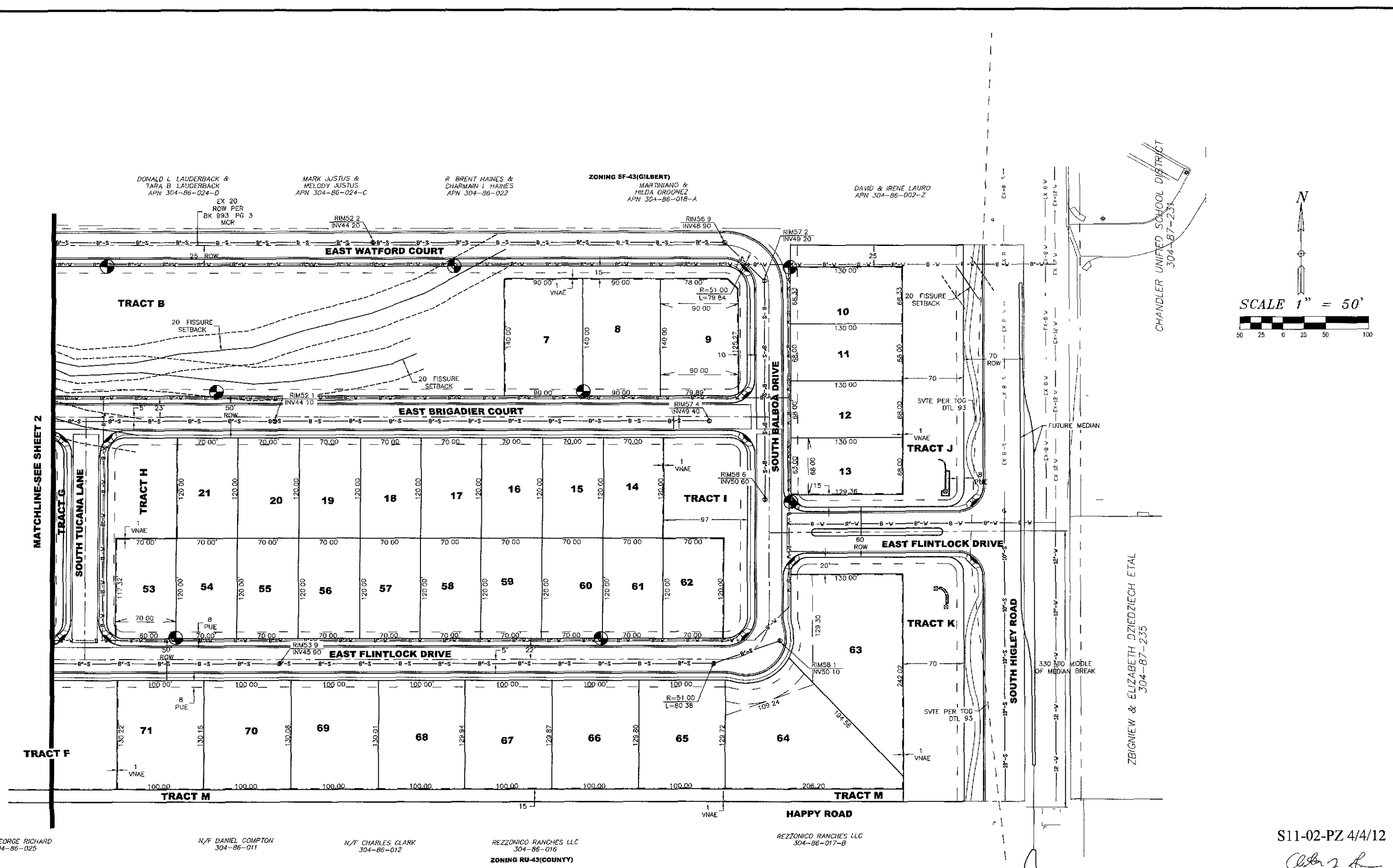
**Garner**  
CLINTON J. GARNER  
01-17-12  
AZ 85203  
EXPIRES 03-31-2013

**S11-02-PZ 4/4/12**

*Clinton J. Garner*

**Matchline-See Sheet 3**





N/F GEORGE RICHARD 304-86-025      N/F DANIEL COMPTON 304-86-011      N/F CHARLES CLARK 304-86-012      REZZONICO RANCHES LLC 304-86-016 ZONING RU-43(COUNTY)      REZZONICO RANCHES LLC 304-86-017-B

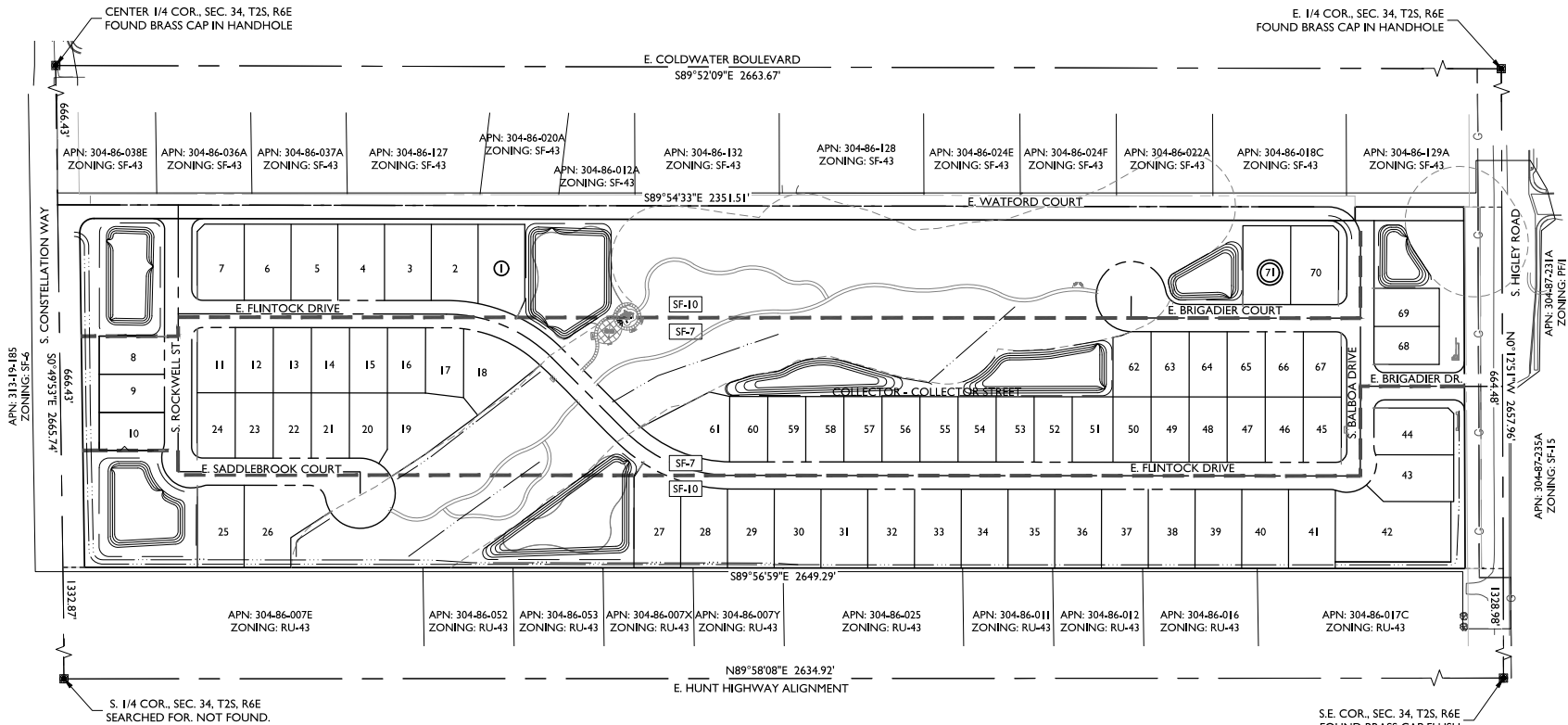
S11-02-PZ 4/4/12  
*Clinton J Garner*  
36113 CLINTON J GARNER  
01-17-12  
EXPRES 03-31-2013

|  |            |          |          |      |
|--|------------|----------|----------|------|
| <b>GarnerGroup</b><br>engineering<br>EMAIL CLINTGARNER@GPAZ.COM<br>(P) 480-292-2873 (F) 480-287-9019<br>2054 E. NORDGROVE ST. MESA, AZ 85213 | JOB NUMBER | 11-020   | REVISION | DATE |
|  | DRAWING    | PP2      |          |      |
|  | DATE       | 01-17-12 |          |      |
|  | SHEET      | 3        | OF       | 5    |

SANTANILLA  
PRELIMINARY PLAT  
GILBERT, AZ

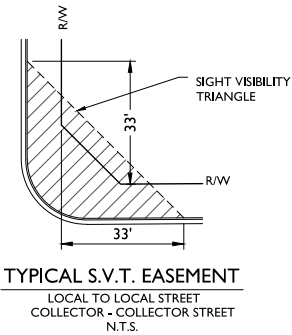
# PRELIMINARY PLAT FOR SANTANILLA

A PORTION OF SOUTHEAST 1/4 OF  
SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE  
GILA AND SALT RIVER MERIDIAN  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



| DEVELOPMENT STANDARDS |        |       |
|-----------------------|--------|-------|
| Lot Category          | SF-10  | SF-7  |
| Minimum Lot Size      | 10,000 | 7,000 |
| Minimum Lot Width     | 85'    | 65'   |
| Minimum Depth         | 110'   | 100'  |

NOTE:  
LOT 19 - FRONT SETBACK IS SET AT 44' FROM RIGHT  
OF WAY. REAR AND SIDE SETBACKS ARE PER  
STANDARD SF-7 DEVELOPMENT REGULATIONS.

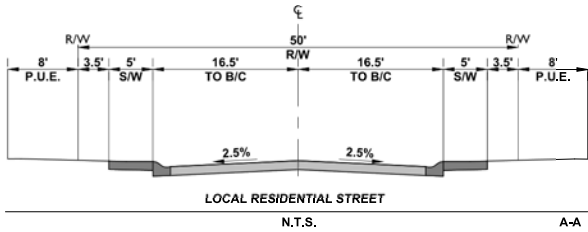


TYPICAL S.V.T. EASEMENT  
LOCAL TO LOCAL STREET  
COLLECTOR - COLLECTOR STREET  
N.T.S.

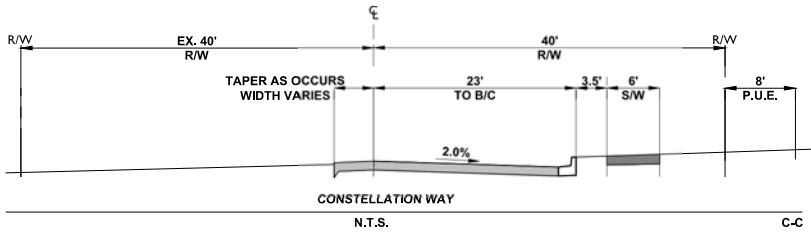
| TRACT USE TABLE |   |           |           |
|-----------------|---|-----------|-----------|
| TRACT           | USE   | AREA (SF) | AREA (AC) |
| A               | LANDSCAPE / GENERAL OPEN SPACE / RETENTION                            | 80982     | 1.859     |
| B               | LANDSCAPE / GENERAL OPEN SPACE  | 2246      | 0.052     |
| C               | LANDSCAPE / USABLE OPEN SPACE / RETENTION / TRAIL                     | 136999    | 3.145     |
| D               | LANDSCAPE / USABLE OPEN SPACE / RETENTION / TRAIL / DRAINAGE EASEMENT | 384173    | 8.819     |
| E               | LANDSCAPE / GENERAL OPEN SPACE  | 2246      | 0.052     |
| F               | LANDSCAPE / GENERAL OPEN SPACE  | 11654     | 0.268     |
| G               | LANDSCAPE / GENERAL OPEN SPACE  | 29371     | 0.674     |
|                 | TOTAL TRACT AREA  | 647671    | 14.869    |

NOTE: "USABLE OPEN SPACE" IS OPEN SPACE THAT IS ACCESSIBLE BY A SIDEWALK, TRAIL OR RAMP.  
"GENERAL OPEN SPACE" IS OPEN SPACE THAT IS USED FOR GENERAL LANDSCAPING AND RETENTION  
AREAS. THE GENERAL OPEN SPACE PROVIDES A SERVICE SUCH AS RETENTION, SETBACK, AND GENERAL  
BEAUTIFICATION OF THE COMMUNITY.

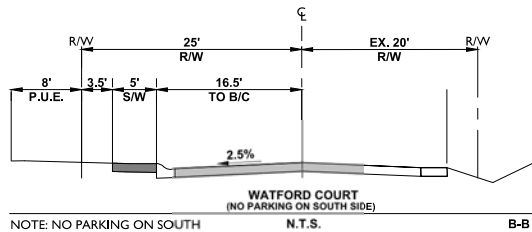
| Lot Table |          | Zoning | Lot Table |          | Zoning | Lot Table |          | Zoning | Lot Table          |          | Zoning |
|-----------|----------|--------|-----------|----------|--------|-----------|----------|--------|--------------------|----------|--------|
| Lot #     | Area     | Class. | Lot #     | Area     | Class. | Lot #     | Area     | Class. | Lot #              | Area     | Class. |
| 1         | 13405.58 | SF-10  | 21        | 8400.00  | SF-7   | 41        | 12467.34 | SF-10  | 61                 | 13395.24 | SF-7   |
| 2         | 12149.83 | SF-10  | 22        | 8400.00  | SF-7   | 42        | 25229.49 | SF-10  | 62                 | 8192.30  | SF-7   |
| 3         | 12040.00 | SF-10  | 23        | 8400.00  | SF-7   | 43        | 12530.95 | SF-10  | 63                 | 8397.85  | SF-7   |
| 4         | 12040.00 | SF-10  | 24        | 8391.84  | SF-7   | 44        | 12546.18 | SF-10  | 64                 | 8397.85  | SF-7   |
| 5         | 12040.00 | SF-10  | 25        | 12965.64 | SF-10  | 45        | 8393.47  | SF-7   | 65                 | 8397.85  | SF-7   |
| 6         | 12040.00 | SF-10  | 26        | 17727.35 | SF-10  | 46        | 8402.15  | SF-7   | 66                 | 8397.85  | SF-7   |
| 7         | 12014.04 | SF-10  | 27        | 15085.66 | SF-10  | 47        | 8402.15  | SF-7   | 67                 | 8389.17  | SF-7   |
| 8         | 8400.00  | SF-7   | 28        | 12922.13 | SF-10  | 48        | 8402.15  | SF-7   | 68                 | 8399.56  | SF-7   |
| 9         | 8400.00  | SF-7   | 29        | 12470.18 | SF-10  | 49        | 8402.15  | SF-7   | 69                 | 8400.61  | SF-7   |
| 10        | 8396.26  | SF-7   | 30        | 12470.00 | SF-10  | 50        | 8402.15  | SF-7   | 70                 | 12687.00 | SF-10  |
| 11        | 8391.84  | SF-7   | 31        | 12470.00 | SF-10  | 51        | 9000.00  | SF-7   | 71                 | 12737.86 | SF-10  |
| 12        | 8400.00  | SF-7   | 32        | 12470.00 | SF-10  | 52        | 8400.00  | SF-7   | TOTAL:             |          |        |
| 13        | 8400.00  | SF-7   | 33        | 12470.00 | SF-10  | 53        | 8400.00  | SF-7   | 753,397.81 SQ. FT. |          |        |
| 14        | 8400.00  | SF-7   | 34        | 12470.00 | SF-10  | 54        | 8400.00  | SF-7   |                    |          |        |
| 15        | 8400.00  | SF-7   | 35        | 12470.00 | SF-10  | 55        | 8400.00  | SF-7   |                    |          |        |
| 16        | 8400.00  | SF-7   | 36        | 12470.00 | SF-10  | 56        | 8400.00  | SF-7   |                    |          |        |
| 17        | 8674.00  | SF-7   | 37        | 12470.00 | SF-10  | 57        | 8400.00  | SF-7   |                    |          |        |
| 18        | 13272.88 | SF-7   | 38        | 12470.00 | SF-10  | 58        | 8400.00  | SF-7   |                    |          |        |
| 19        | 16175.84 | SF-7   | 39        | 12470.00 | SF-10  | 59        | 8400.00  | SF-7   |                    |          |        |
| 20        | 8453.44  | SF-7   | 40        | 12470.00 | SF-10  | 60        | 8399.98  | SF-7   |                    |          |        |



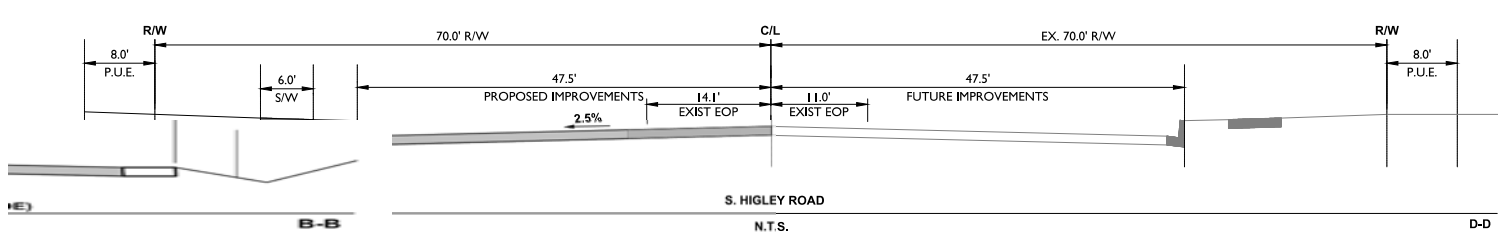
LOCAL RESIDENTIAL STREET  
N.T.S.



CONSTELLATION WAY  
N.T.S.

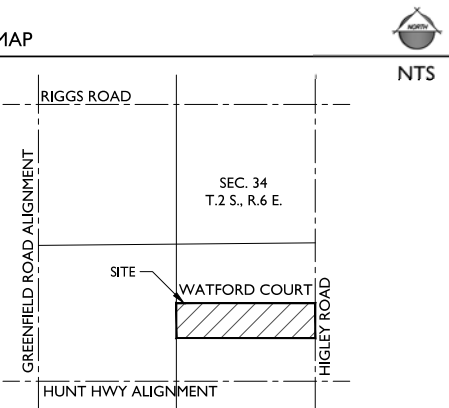


WATFORD COURT  
(NO PARKING ON SOUTH SIDE)  
N.T.S.



S. HIGLEY ROAD  
N.T.S.

## VICINITY MAP



## PROJECT TEAM

**DEVELOPER:**  
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20830 N. TATUM BOULEVARD  
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PHOENIX, AZ 85050  
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email: cchisholm@khov.com

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1130 N ALMA SCHOOL RD  
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CONTACT: JORGE VILLASENOR  
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email: Aliza.Sabin@epsgruppinc.com

**CIVIL ENGINEER:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD  
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MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: MIKE LOTEMPIO  
email: Mike.LoTempio@epsgruppinc.com

## PROJECT DATA

APN: 313-21-082  
GENERAL PLAN: RESIDENTIAL > 0-1 DU/AC  
EXISTING ZONING: SF-10 / SF-7  
PROPOSED ZONING: SF-10 / SF-7

GROSS ACRES: ± 40.52 ACRES  
NET ACRES: ± 37.38 ACRES  
SF-10 NET ACRES: ± 20.71 ACRES  
SF-7 NET ACRES: ± 16.67 ACRES

LOT SIZE:  
SF-10 86' x 135' MIN. (34 LOTS)  
SF-7 70' x 120' MIN. (37 LOTS)  
NO. OF UNITS: 71 UNITS  
DENSITY: 1.75 DU/AC OF GROSS  
OPEN SPACE: 15.00 ACRES (37%) OF GROSS

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL STREET IMPROVEMENTS AND FACILITIES OUTSIDE OF THE RIGHT OF WAY.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION AND MAINTENANCE OF REQUIRED STREET LIGHTS OUTSIDE OF THE RIGHT OF WAY.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.
- NO PARKING WILL BE ALLOWED ON THE SOUTH SIDE OF WATFORD CT.

## UTILITIES AND SERVICES

WATER TOWN OF GILBERT  
SEWER TOWN OF GILBERT  
GAS SOUTHWEST GAS  
ELECTRIC SALT RIVER PROJECT  
TELEPHONE CENTURYLINK / COX  
REFUSE TOWN OF GILBERT  
CABLE TV CENTURYLINK / COX

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH RANGE 6 EAST, FROM A BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SECTION 34 TO A 2 1/2" BRASS CAP ON PYRAMID AT THE SOUTHEAST CORNER OF SECTION 34 PER FINAL PLAT OF SANTANILLA AS RECORDED THEREOF IN BOOK 1216 OF MAPS, PAGE 18, MCR.

BEARING = (NORTH 00°12'51" WEST)

## SHEET INDEX

SHEET ONE CS01 COVER SHEET  
SHEET TWO PP01 PRELIMINARY PLAT  
SHEET THREE PP02 PRELIMINARY PLAT

## BENCHMARK

TOWN OF GILBERT DATUM  
NAVD 88 (GDAC)  
ELEV= 1353.392'  
EAST 1/4 CORNER SECTION 34, T2S, R6E.

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruppinc.com



Santanilla  
GILBERT, AZ

COVER SHEET

Project:

Revisions:

PRELIMINARY PLAT - SUBMITTAL - JULY 31, 2020  
PRELIMINARY PLAT - 2ND SUB - OCTOBER 1, 2020  
PRELIMINARY PLAT - 3RD SUB - OCTOBER 28, 2020



Designer:

Drawn by:

JV

JA



Job No.  
20-0642

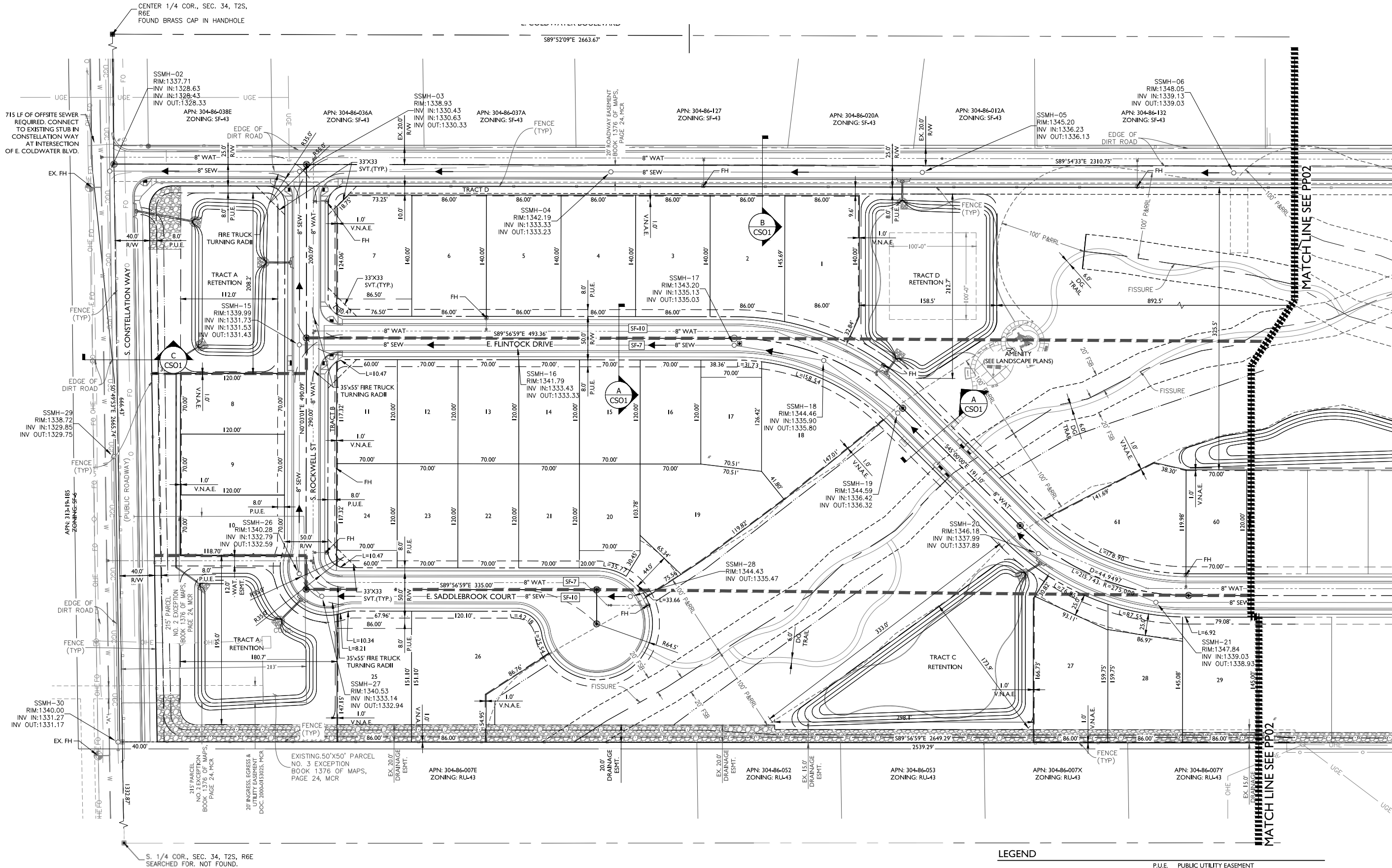
CS01

Sheet No.  
1  
of 3

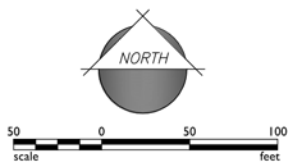
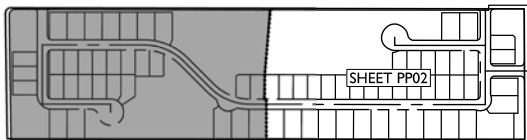
20-0642

20-0642

Oct 27, 2020 10:08am \\Eps-m16-fs01\shared\Projects\2020\20-0642\Planning\Drawings\Preliminary Plat\20-0642 - PP01.dwg



KEY MAP  
N.T.S.



LEGEND

|       |                                   |          |   |
|-------|-----------------------------------|----------|---|
| ---   | STREET CENTERLINE                 | P.U.E.   | PUBLIC UTILITY EASEMENT                 |
| ---   | STREET RIGHT-OF-WAY               | R.E.     | ROADWAY EASEMENT                        |
| ---   | PUBLIC UTILITY EASEMENT           | P.S.E.   | PARKING AND SIDEWALK EASEMENT           |
| ---   | LOT LINE                          | S.V.T.   | SIGHT VISIBILITY TRIANGLE               |
| ---   | VEHICLE NON-ACCESS EASEMENT       | D.S.T.   | DEPARTURE SIGHT TRIANGLE                |
| ---   | SIGHT VISIBILITY TRIANGLE         | V.N.A.E. | VEHICLE NON-ACCESS EASEMENT             |
| ---   | SEWER LINE                        | BCF      | BRASS CAP FLUSH                         |
| ---   | WATER LINE                        | BCHH     | BRASS CAP IN HANDHOLE                   |
| ○     | FIRE HYDRANT                      | FD       | FOUND                                   |
| ○     | MANHOLE                           | RB       | REBAR                                   |
| R/W   | RIGHT-OF-WAY                      | SNF      | SEARCHED FOR, NOTHING FOUND             |
| FSB   | FISSURE SETBACK LINE              | COB      | CITY OF BUCKEYE                         |
| P&RRL | POOL & RETENTION RESTRICTION LINE | COG      | CITY OF GOODYEAR                        |
|       |                                   | MCDOT    | MARICOPA COUNTY DEPT. OF TRANSPORTATION |

1330 N Alma School Road  
Suite 100  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

Project: **Santanilla**  
GILBERT, AZ

Revisions:

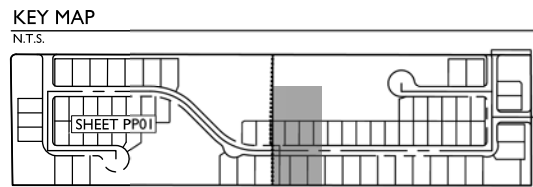
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| PRELIMINARY PLAT - SUBMITTAL - JULY 31, 2020  |  |
| PRELIMINARY PLAT - 2ND SUB - OCTOBER 1, 2020  |  |
| PRELIMINARY PLAT - 3RD SUB - OCTOBER 28, 2020 |  |

City of Gilbert Seal

Design: JV  
Drawn by: JAJ

Professional Engineer Seal: MICHAEL E. LOTEMPIO, LICENSED PROFESSIONAL ENGINEER, ARIZONA, U.S.A.

Job No. **20-0642**  
PP01  
Sheet No. **2** of 3



|       |                                   |          |   |
|-------|-----------------------------------|----------|---|
| ----- | STREET CENTERLINE                 | R.E.     | ROADWAY EASEMENT                        |
| ----- | STREET RIGHT-OF-WAY               | P.S.E.   | PARKING AND SIDEWALK EASEMENT           |
| ----- | PUBLIC UTILITY EASEMENT           | S.V.T.   | SIGHT VISIBILITY TRIANGLE               |
| ----- | LOT LINE                          | D.S.T.   | DEPARTURE SIGHT TRIANGLE                |
| ----- | VEHICLE NON-ACCESS EASEMENT       | V.N.A.E. | VEHICLE NON-ACCESS EASEMENT             |
| ----- | SIGHT VISIBILITY TRIANGLE         | BCF      | BRASS CAP FLUSH                         |
| ----- | SEWER LINE                        | BCHH     | BRASS CAP IN HANDHOLE                   |
| ----- | WATER LINE                        | FD       | FOUND                                   |
| ⊙     | FIRE HYDRANT                      | RB       | REBAR                                   |
| ○     | MANHOLE                           | SNFN     | SEARCHED FOR, NOTHING FOUND             |
| R/W   | RIGHT-OF-WAY                      | COB      | CITY OF BUCKEYE                         |
| FSB   | FEEL SETBACK LINE                 | COG      | CITY OF GOODYEAR                        |
| P&RL  | POOL & RETENTION RESTRICTION LINE | MCDOT    | MARICOPA COUNTY DEPT. OF TRANSPORTATION |



# Santanilla

Gilbert, Arizona



## Preliminary Landscape Design Package

Submitted: July 30, 2020

Resubmitted: September 30, 2020

Resubmitted: October 26, 2020

DEVELOPER:  
**K-HOVNANVIAN**  
20830 N Tatum Blvd Ste 250  
Phoenix, Arizona 85050  
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CONTACT: Chuck Chisholm

LANDSCAPE ARCHITECT:  
**EPS GROUP, INC.**  
1130 N. Alma School Rd., Suite 120  
Mesa, AZ 85201  
TEL: (480) 503-2250  
CONTACT: Aliza Sabin, RLA, LEED AP

PLANNER:  
**EPS GROUP, INC.**  
1130 N. Alma School Rd., Suite 120  
Mesa, AZ 85201  
TEL: (480) 503-2250  
CONTACT: Jorge Villasenor

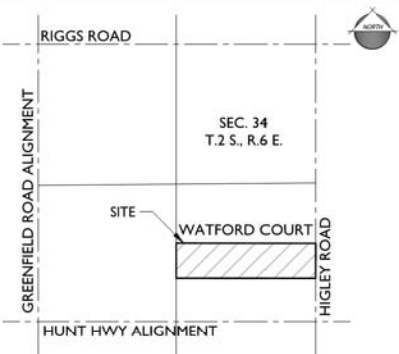
CIVIL ENGINEER:  
**EPS GROUP, INC.**  
1130 N. Alma School Rd., Suite 120  
Mesa, AZ 85201  
TEL: (480) 503-2250  
CONTACT: Daniel Auxier, PE

**KHovnanian**  
Homes





VICINITY MAP



KEYNOTES


- 1 PRIMARY ENTRY MONUMENT
- 2 SECONDARY ENTRY MONUMENT
- 3 TOT LOT
- 4 RAMADA
- 5 STABILIZED DECOMPOSED GRANITE TRAIL
- 6 CONCRETE SIDEWALK
- 7 TURF
- 8 FISSURES
- 9 MAILBOX
- 10 ACTIVE RECREATION AREA TURF (24,751 SF)
- 11 SEATING NODE

PROJECT DATA

|                     |                                       |
|---------------------|---------------------------------------|
| GROSS ACRES:        | ± 40.52 ACRES                         |
| NET ACRES:          | ± 37.38 ACRES                         |
| LOT SIZE:           | 86' x 135' MIN. (34 LOTS)             |
| SF-10:              | 70' x 120' MIN. (37 LOTS)             |
| SF-7:               | 71 UNITS                              |
| NO. OF UNITS:       |                                       |
| DENSITY:            | 1.75 DU/AC OF NET                     |
| OPEN SPACE:         | 653,400 SF (15.00 ACRES) (37% OF NET) |
| OFFSITE OPEN SPACE: | 35,665 SF (0.81 ACRES)                |
| TOTAL OPEN SPACE:   | 689,065 SF                            |
| TURF AREA:          | 44,829 SF (6.86% OF OPEN SPACE)       |

PLANT LEGEND

| SYMBOL         | SCIENTIFIC NAME                     | COMMON NAME                    | SIZE    |
|----------------|-------------------------------------|--------------------------------|---------|
| TREES          |                                     |                                |         |
|                | Acacia aneura*                      | Mulga                          | 24" Box |
|                | Chilopsis linearis 'Art's Seedless' | 'Art's Seedless' Desert Willow | 24" Box |
|                | Parkinsonia praecox                 | Palo Brea                      | 24" Box |
|                | Parkinsonia x 'Desert Museum'       | Desert Museum Palo Verde       | 24" Box |
|                | Parkinsonia x 'Sonoran Emerald'     | Sonoran Emerald Palo Verde     | 24" Box |
|                | Pistacia 'Red Push'                 | Red Push Pistache              | 24" Box |
|                | Prosopis hybrid 'Phoenix'           | Thornless Mesquite             | 24" Box |
|                | Quercus virginiana 'Heritage'       | 'Heritage' Live Oak            | 24" Box |
|                | Sophora secundiflora                | Texas Mountain Laurel          | 24" Box |
|                | Ulmus parvifolia                    | Chinese Evergreen Elm          | 24" Box |
| SHRUBS/ACCENTS |                                     |                                |         |
|                | Agave americana *                   | Century Plant                  | 5 Gal   |
|                | Agave desertiana *                  | Smooth Agave                   | 5 Gal   |
|                | Agave geminiflora *                 | Twin Flowered Agave            | 5 Gal   |
|                | Baccharis hybrid 'Starn' *          | Thompson Baccharis             | 5 Gal   |
|                | Caesalpinia pulcherrima             | Red Bird of Paradise           | 5 Gal   |
|                | Calliandra californica *            | Baja Fairy Duster              | 5 Gal   |
|                | Callistemon viminalis 'Little John' | Little John                    | 5 Gal   |
|                | Cordia parvifolia *                 | Little leaf Cordia             | 5 Gal   |
|                | Dasylium wheeleri *                 | Desert Spoon                   | 5 Gal   |

| SHRUBS/ACCENTS  | COMMON NAME                                   | SIZE                    |       |
|---|---|-------------------------|-------|
|   | Encelia farinosa *                            | Brittlebush             | 5 Gal |
|  | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush | 5 Gal |
|  | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush    | 5 Gal |
|  | Euphorbia rigida *                            | Gopher Plant            | 5 Gal |
|  | Gossypium harknessii                          | San Marcos Hibiscus     | 5 Gal |
|  | Hesperaloe funifera                           | Giant Hesperaloe        | 1 Gal |
|  | Hesperaloe parviflora 'Brakelights' *         | Brakelights Red Yucca   | 1 Gal |
|  | Hesperaloe parviflora *                       | Yellow Yucca            | 5 Gal |
|  | Justicia spicigera *                          | Mexican Honeysuckle     | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana      | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo' *         | Rio Bravo Sage          | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud' *       | Thunder Cloud Sage      | 5 Gal |
|  | Leucophyllum langmaniae 'Lynn's Legacy' *     | Lynn's Legacy Sage      | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron' *         | Cimarron Sage           | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist' *        | 'Regal Mist' Muhly      | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow' *      | 'Autumn Glow' Muhly     | 5 Gal |
|  | Muhlenbergia rigens *                         | Deer Grass              | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander     | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia          | 5 Gal |
|  | Ruellia peninsularis *                        | Desert Ruellia          | 5 Gal |
|  | Senna artemisioides *                         | Feathery Cassia         | 5 Gal |
|  | Simmondsia chinensis 'Vista' *                | Compact Jojoba          | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza       | 5 Gal |
|  | Tecoma x 'Orange Jubilee'                     | Orange Jubilee          | 5 Gal |
|  | Tecoma sans 'Gold Star'                       | Yellow Bells            | 5 Gal |

| GROUNDCOVERS | COMMON NAME             | SIZE  |
|--------------|-------------------------|-------|
|              | Prostrate Acacia        | 1 Gal |
|              | Trailing Indigo Bush    | 1 Gal |
|              | 'Outback Sunrise'       | 1 Gal |
|              | Trailing Purple Lantana | 1 Gal |
|              | New Gold Lantana        | 1 Gal |
|              | Trailing Rosemary       | 1 Gal |

MATERIAL

|  |   |  |
|--|---|--|
|  | Midiron Hybrid Bermuda Turf   | Sod  |
|  | Shrubs and Groundcover with Decomposed Granite. Color Express Gold by Granite Express OAE | 1/2" Screened, 2" Depth                      |
|  | Revegetation Area with Express Natural Granite Color Express Gold by Granite Express OAE  | Desert Adapted Trees, Shrubs & Groundcovers. |

NOTE:

- 1. 1 TREE PER 25 LF OF STREET FRONTAGE, EXCLUSIVE OF DRIVEWAYS (50% OF REQUIRED TREE QUANTITY SHALL BE 24" BOX SIZE/ 50% TREES CAN BE 15 GAL. MIN)
- 2. TREE SELECTION ALONG ARTERIAL AND COLLECTOR STREETS FOLLOWS STREET THEME DISTRICT #16 (FROM LDC 1.3030M)
- 3. TREES AT MAIN ENTRANCE WILL BE 36" BOX

FISSURE AREA

IRRIGATION DESIGN STATEMENT:  
The irrigation will be a drip system for low water use, efficient irrigation. The fissure areas will be on separate valves to better control the volume of water. The controller will use a two-wire system and can automatically adjust run times based on local weather conditions. Per the recommendation of the geological consultant, a master valve and flow sensor will be used to detect leaks and shut the system off, if required. The drip lines will be durable PVC, with low volume emitters and located at a depth of 12".

PLANTING DESIGN STATEMENT:  
Plants utilized in the fissure area are desert-adapted, low water use plants. They will be planted in a reduced density in the majority of the fissure setback. Plant material used in the fissure area is identified with an asterisk (\*) on the plant legend.

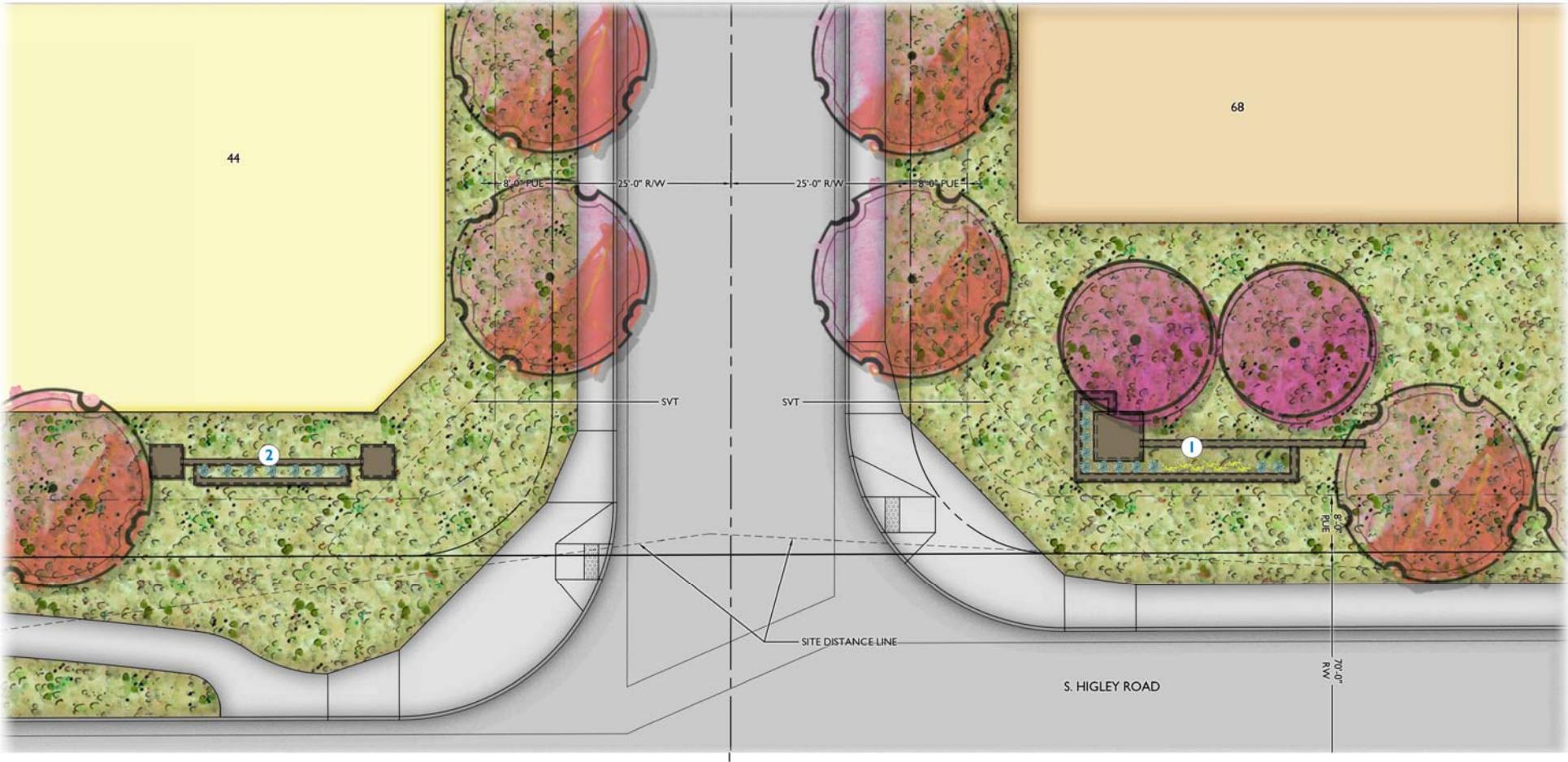




- KEYNOTES
- 1

PRIMARY ENTRY MONUMENT
- 2

SECONDARY ENTRY MONUMENT



1

ENTRY ENLARGEMENT PLAN

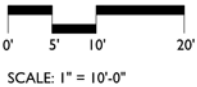
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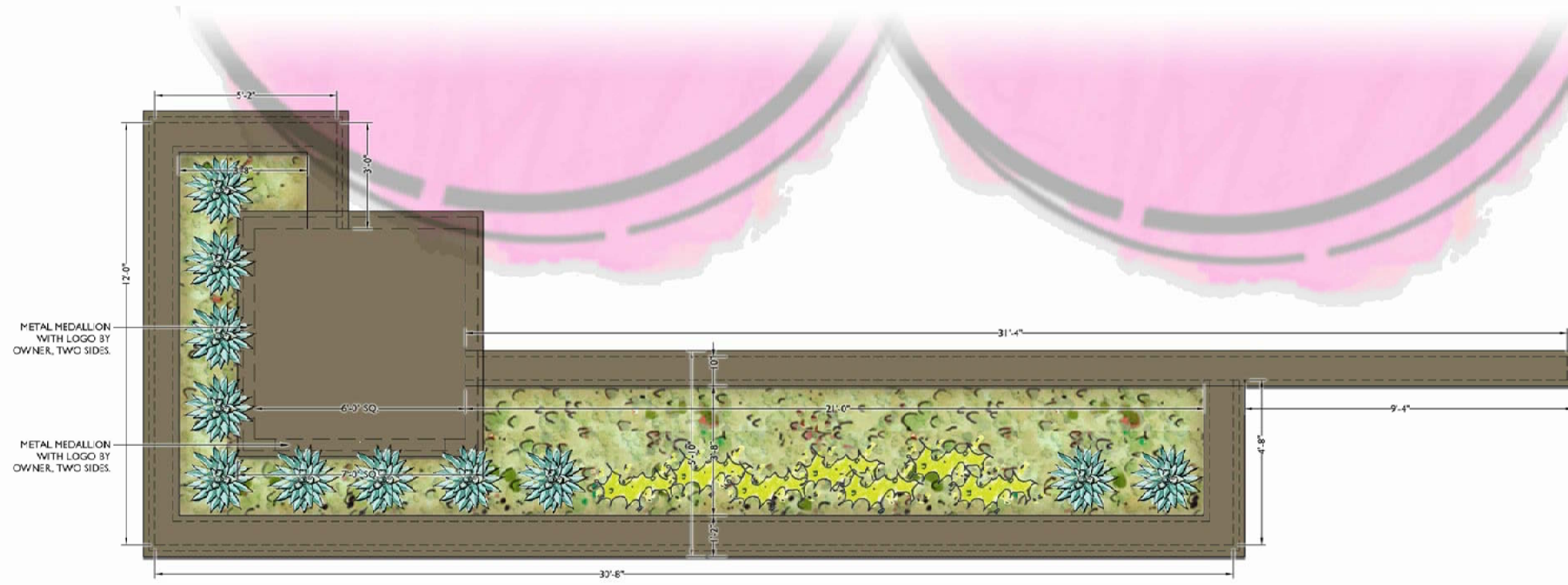
2

ENTRY ENLARGEMENT ELEVATION

Scale: 1" = 10'-0"



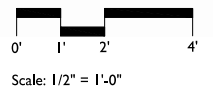




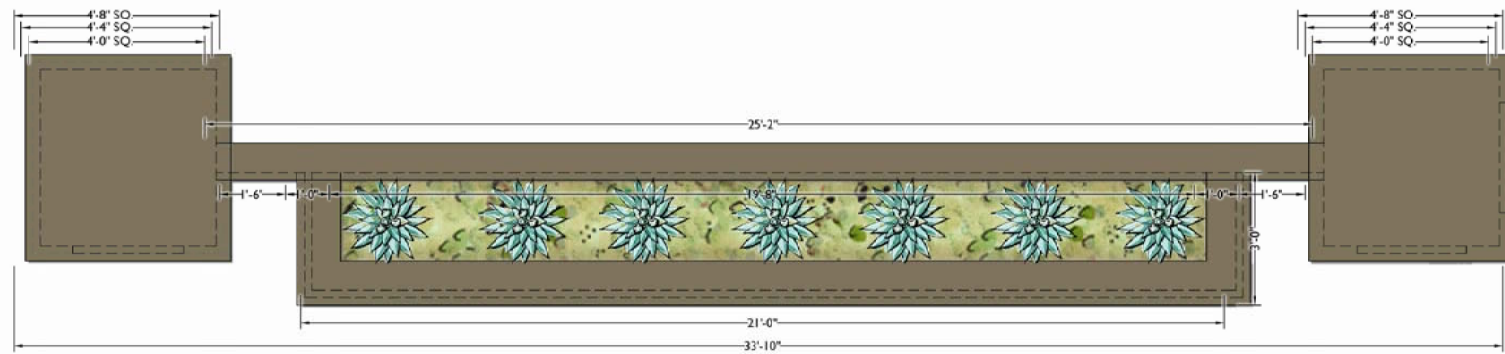
**1** PRIMARY ENTRY MONUMENT PLAN  
Scale: 1/2" = 1'-0"



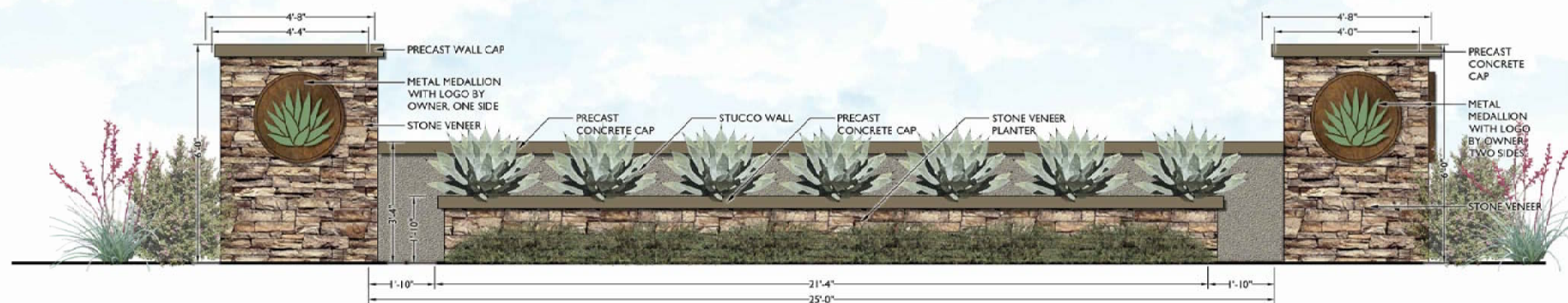
**2** PRIMARY ENTRY MONUMENT ELEVATION  
Scale: 1/2" = 1'-0"



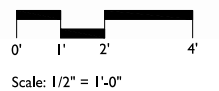




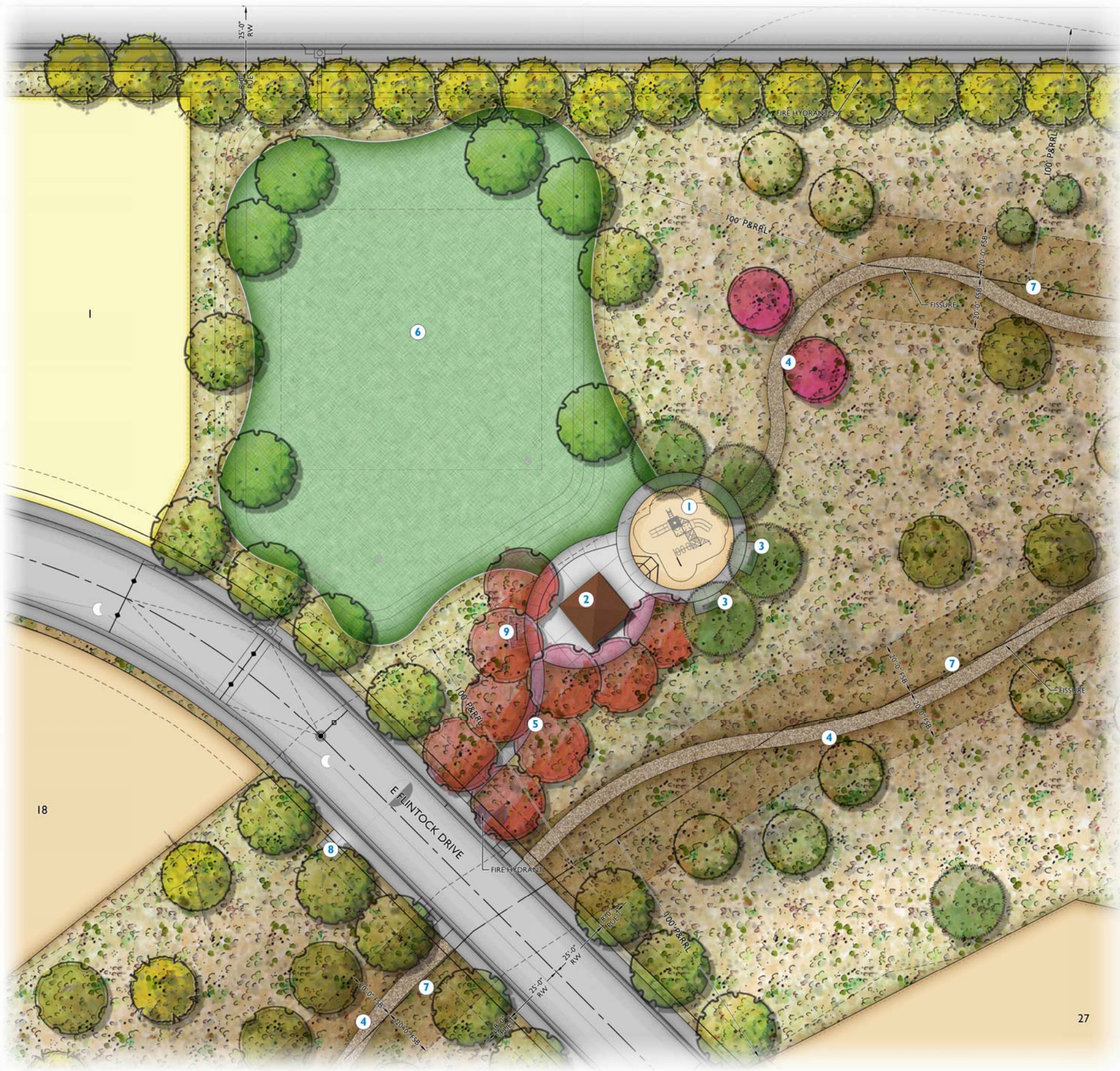
**1** SECONDARY ENTRY MONUMENT PLAN  
Scale: 1/2" = 1'-0"



**2** SECONDARY ENTRY MONUMENT ELEVATION  
Scale: 1/2" = 1'-0"





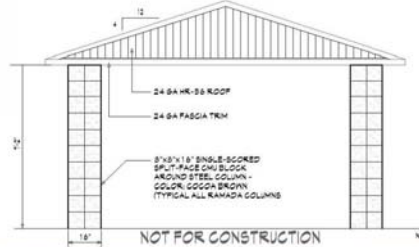


KEYNOTES

- 1 TOT LOT WITH ENGINEERED WOOD FIBER
- 2 RAMADA
- 3 LANDSCAPE BENCH
- 4 STABILIZED DECOMPOSED GRANITE TRAIL
- 5 CONCRETE SIDEWALK
- 6 ACTIVE RECREATION AREA TURF
- 7 FISSURES
- 8 MAILBOX
- 9 BIKE RACK



PLAY STRUCTURE  
MODEL 1005, COLOR BF  
BY LANDSCAPE STRUCTURES OAE



RAMADA  
MODEL MESA 16' x 16', ROOF COLOR PATRICIAN BRONZE  
BY CLASSIC RECREATION SYSTEM OAE







PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME                     | COMMON NAME                    | SIZE               |
|--------|-------------------------------------|--------------------------------|--------------------|
| TREES  |                                     |                                |                    |
|        | Acacia aneura                       | Mulga                          | 24" Box            |
|        | Chilopsis linearis 'Art's Seedless' | 'Art's Seedless' Desert Willow | 24" Box            |
|        | Parkinsonia praecox                 | Palo Brea                      | 24" Box            |
|        | Parkinsonia x 'Desert Museum'       | Desert Museum Palo Verde       | 24" Box            |
|        | Parkinsonia x 'Sonoran Emerald'     | Sonoran Emerald Palo Verde     | 24" Box            |
|        | Pistacia 'Red Push'                 | Red Push Pistache              | 24" Box<br>36" Box |
|        | Prosopis hybrid 'Phoenix'           | Thornless Mesquite             | 24" Box            |
|        | Quercus virginiana 'Heritage'       | 'Heritage' Live Oak            | 24" Box            |
|        | Sophora secundiflora                | Texas Mountain Laurel          | 24" Box            |
|        | Ulmus parvifolia                    | Chinese Evergreen Elm          | 24" Box            |

SHRUBS/ACCENTS

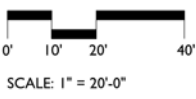
|   |   |                         |       |
|---|---|-------------------------|-------|
|    | Agave americana *                             | Century Plant           | 5 Gal |
|    | Agave desmettiana *                           | Smooth Agave            | 5 Gal |
|    | Agave geminiflora *                           | Twin Flowered Agave     | 5 Gal |
|    | Baccharis hybrid 'Starr' *                    | Thompson Baccharis      | 5 Gal |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise    | 5 Gal |
|    | Calliandra californica *                      | Baja Fairy Duster       | 5 Gal |
|    | Callistemon viminalis 'Little John'           | Little John             | 5 Gal |
|    | Cordia parvifolia                             | Little leaf Cordia      | 5 Gal |
|    | Dasylium wheeleri *                           | Desert Spoon            | 5 Gal |
|    | Encelia farinosa *                            | Brittlebush             | 5 Gal |
|    | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush | 5 Gal |
|    | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush    | 5 Gal |
|    | Euphorbia rigida *                            | Gopher Plant            | 5 Gal |
|    | Gossypium harknessii                          | San Marcos Hibiscus     | 5 Gal |
|    | Hesperaloe funifera                           | Giant Hesperaloe        | 1 Gal |
|    | Hesperaloe parviflora 'Brakelights' *         | Brakelights Red Yucca   | 1 Gal |
|   | Hesperaloe parviflora *                       | Yellow Yucca            | 5 Gal |
|  | Justicia spicigera *                          | Mexican Honeysuckle     | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana      | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo' *         | Rio Bravo Sage          | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud' *       | Thunder Cloud Sage      | 5 Gal |
|  | Leucophyllum langmaniae 'Lynn's Legacy' *     | Lynn's Legacy Sage      | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron' *         | Cimarron Sage           | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist' *        | 'Regal Mist' Muhly      | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow' *      | 'Autumn Glow' Muhly     | 5 Gal |
|  | Muhlenbergia rigens *                         | Deer Grass              | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander     | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia          | 5 Gal |
|  | Ruellia peninsularis *                        | Desert Ruellia          | 5 Gal |
|  | Senna artemisioides *                         | Feathery Cassia         | 5 Gal |
|  | Simmondsia chinensis 'Vista' *                | Compact Jojoba          | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza       | 5 Gal |
|  | Tecoma x 'Orange Jubilee'                     | Orange Jubilee          | 5 Gal |
|  | Tecoma sans 'Gold Star'                       | Yellow Bells            | 5 Gal |

GROUNDCOVERS

|   |  |                         |       |
|---|--|-------------------------|-------|
|  | Acacia redolens Desert Carpet *            | Prostrate Acacia        | 1 Gal |
|  | Dalea greggii *                            | Trailing Indigo Bush    | 1 Gal |
|  | Eremophila prostrata 'Outback Sunrise' *   | 'Outback Sunrise'       | 1 Gal |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |

MATERIAL

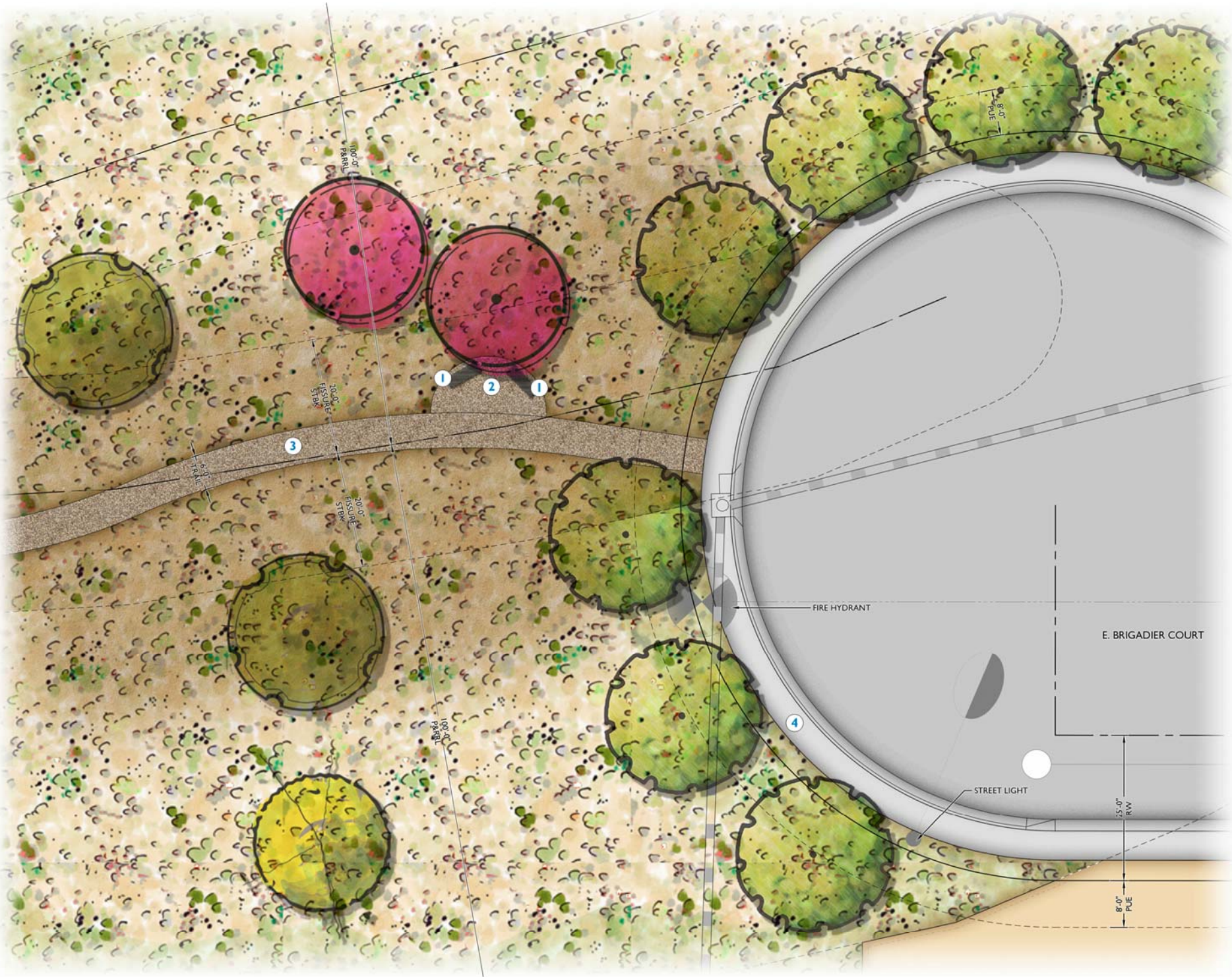
|  |   |  |
|--|---|--|
|  | Midiron Hybrid Bermuda Turf   | Sod  |
|  | Shrubs and Groundcover with Decomposed Granite, Color Express Gold by Granite Express OAE | 1/2" Screened, 2" Depth                      |
|  | Revegetation Area with Express Natural Granite Color Express Gold by Granite Express OAE  | Desert Adapted Trees, Shrubs & Groundcovers. |



SCALE: 1" = 20'-0"







KEYNOTES

- 1 LANDSCAPE BENCH
- 2 SEATING NODE
- 3 STABILIZED DECOMPOSED GRANITE TRAIL
- 4 CONCRETE SIDEWALK

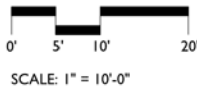
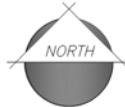
PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME                      | COMMON NAME                    | SIZE               |
|--------|--------------------------------------|--------------------------------|--------------------|
| TREES  |                                      |                                |                    |
|        | Acacia aneura*                       | Mulga                          | 24" Box            |
|        | Chilopsis linearis 'Art's Seedless'* | 'Art's Seedless' Desert Willow | 24" Box            |
|        | Parkinsonia praecox                  | Palo Brea                      | 24" Box            |
|        | Parkinsonia x 'Desert Museum'*       | Desert Museum Palo Verde       | 24" Box            |
|        | Parkinsonia x 'Sonoran Emerald'*     | Sonoran Emerald Palo Verde     | 24" Box            |
|        | Pistacia 'Red Push'                  | Red Push Pistache              | 24" Box<br>36" Box |
|        | Prosopis hybrid 'Phoenix'*           | Thornless Mesquite             | 24" Box            |
|        | Quercus virginiana 'Heritage'        | 'Heritage' Live Oak            | 24" Box            |
|        | Sophora secundiflora                 | Texas Mountain Laurel          | 24" Box            |
|        | Ulmus parvifolia                     | Chinese Evergreen Elm          | 24" Box            |

| SHRUBS/ACCENTS |   | COMMON NAME             | SIZE  |
|----------------|---|-------------------------|-------|
|                | Agave americana *                             | Century Plant           | 5 Gal |
|                | Agave desmettiana *                           | Smooth Agave            | 5 Gal |
|                | Agave geminiflora *                           | Twin Flowered Agave     | 5 Gal |
|                | Baccharis hybrid 'Starn' *                    | Thompson Baccharis      | 5 Gal |
|                | Caesalpinia pulcherrima                       | Red Bird of Paradise    | 5 Gal |
|                | Calliandra californica *                      | Baja Fairy Duster       | 5 Gal |
|                | Callistemon viminalis 'Little John'           | Little John             | 5 Gal |
|                | Cordia parvifolia *                           | Little leaf Cordia      | 5 Gal |
|                | Dasylirion wheeleri *                         | Desert Spoon            | 5 Gal |
|                | Encelia farinosa *                            | Brittlebush             | 5 Gal |
|                | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush | 5 Gal |
|                | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush    | 5 Gal |
|                | Euphorbia rigida *                            | Gopher Plant            | 5 Gal |
|                | Gossypium harknessii                          | San Marcos Hibiscus     | 5 Gal |
|                | Hesperaloe funifera                           | Giant Hesperaloe        | 1 Gal |
|                | Hesperaloe parviflora 'Brakelights' *         | Brakelights Red Yucca   | 1 Gal |
|                | Hesperaloe parviflora *                       | Yellow Yucca            | 5 Gal |
|                | Justicia spicigera *                          | Mexican Honeysuckle     | 5 Gal |
|                | Lantana x 'Dallas Red'                        | Dallas Red Lantana      | 5 Gal |
|                | Leucophyllum langmaniae 'Rio Bravo' *         | Rio Bravo Sage          | 5 Gal |
|                | Leucophyllum candidum 'Thunder Cloud' *       | Thunder Cloud Sage      | 5 Gal |
|                | Leucophyllum langmaniae 'Lynn's Legacy' *     | Lynn's Legacy Sage      | 5 Gal |
|                | Leucophyllum zygophyllum 'Cimarron' *         | Cimarron Sage           | 5 Gal |
|                | Muhlenbergia capillaris 'Regal Mist' *        | 'Regal Mist' Muhly      | 5 Gal |
|                | Muhlenbergia lindheimeri 'Autumn Glow' *      | 'Autumn Glow' Muhly     | 5 Gal |
|                | Muhlenbergia rigens *                         | Deer Grass              | 5 Gal |
|                | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander     | 5 Gal |
|                | Ruella brittoniana                            | Purple Ruella           | 5 Gal |
|                | Ruella peninsularis *                         | Desert Ruella           | 5 Gal |
|                | Senna artemisioides *                         | Feathery Cassia         | 5 Gal |
|                | Simmondsia chinensis 'Vista' *                | Compact Jojoba          | 5 Gal |
|                | Tecoma x 'Sunrise'                            | Sunrise Esperanza       | 5 Gal |
|                | Tecoma x 'Orange Jubilee'                     | Orange Jubilee          | 5 Gal |
|                | Tecoma sans 'Gold Star'                       | Yellow Bells            | 5 Gal |

| GROUNDCOVERS |  | COMMON NAME             | SIZE  |
|--------------|--|-------------------------|-------|
|              | Acacia redolens Desert Carpet *            | Prostrate Acacia        | 1 Gal |
|              | Dalea greggii *                            | Trailing Indigo Bush    | 1 Gal |
|              | Eremophila prostrata 'Outback Sunrise' *   | 'Outback Sunrise'       | 1 Gal |
|              | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|              | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|              | Rosmarinus officianlis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |

| MATERIAL |   |  |
|----------|---|--|
|          | Midiron Hybrid Bermuda Turf   | Sod  |
|          | Shrubs and Groundcover with Decomposed Granite, Color Express Gold by Granite Express OAE | 1/2" Screened, 2" Depth                      |
|          | Revegetation Area with Express Natural Granite Color Express Gold by Granite Express OAE  | Desert Adapted Trees, Shrubs & Groundcovers. |



SCALE: 1" = 10'-0"



SEATING NODE



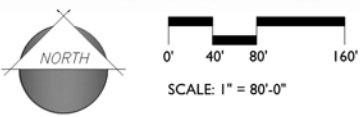
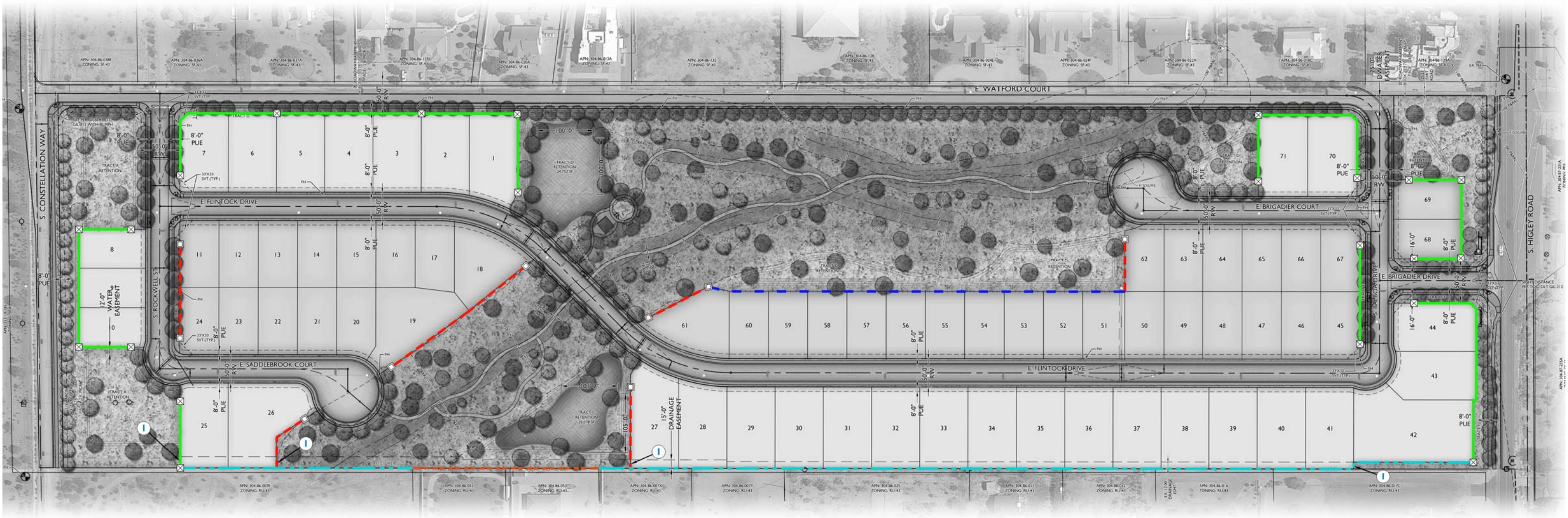
STABILIZED DECOMPOSED GRANITE TRAIL



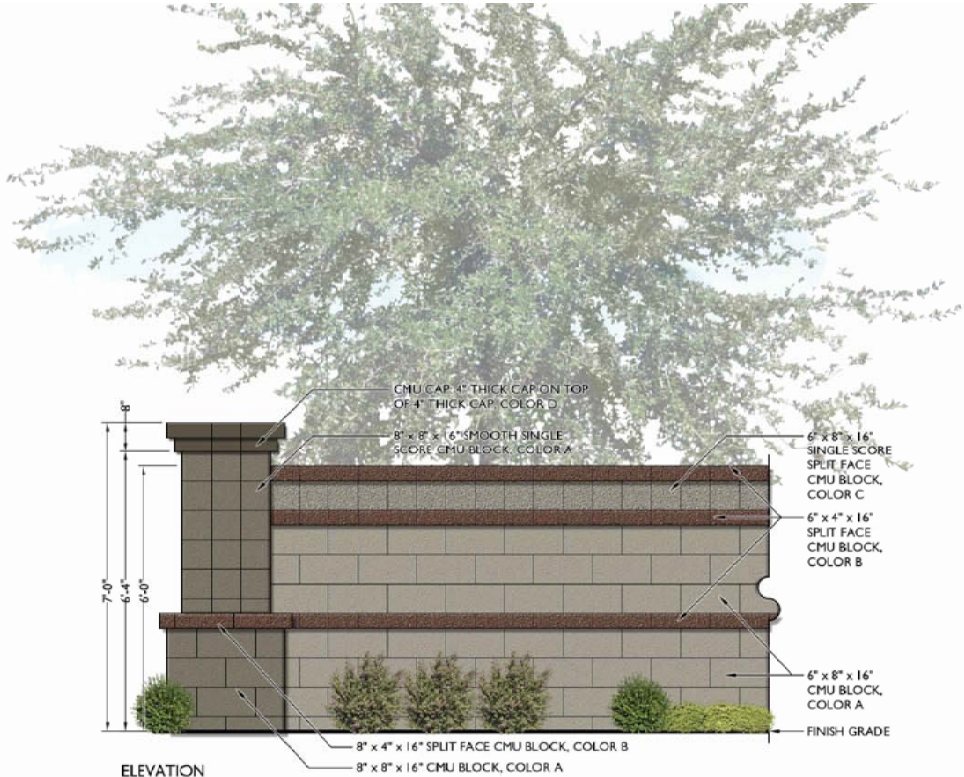
WALL LEGEND

| SYMBOL | ITEM  |
|--------|---|
|        | PRIMARY THEME WALL COLUMN   |
|        | SECONDARY THEME WALL COLUMN   |
|        | PRIMARY THEME WALL  |
|        | SECONDARY THEME WALL  |
|        | PARTIAL VIEW WALL   |
|        | BUILDER WALL  |
|        | EXISTING WALL TO REMAIN   |
|        | PROVIDE DRAINAGE OPENING AT THE BASE OF THE WALL WITHIN DRAINAGE EASEMENT (TYP) |

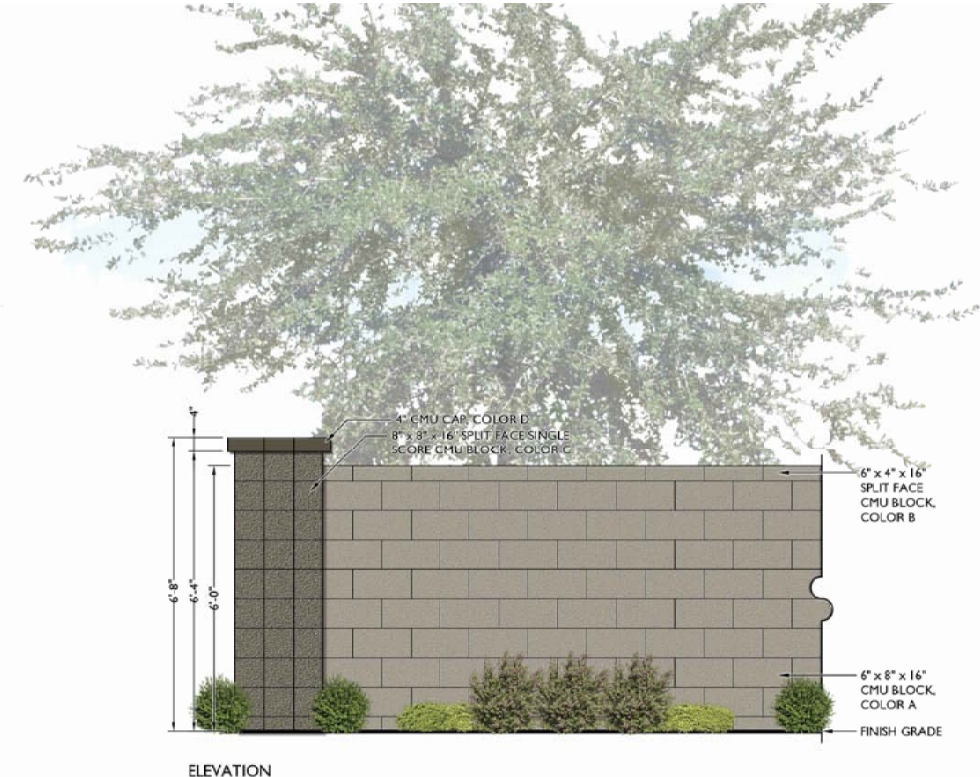
NOTE:  
1. WALL PLAN IS DIAGRAMMATIC. ALL WALLS AND COLUMNS ARE TO BE LOCATED OUTSIDE OF FRONT YARD SETBACKS, EASEMENTS, AND SIGHT VISIBILITY RESTRICTIONS



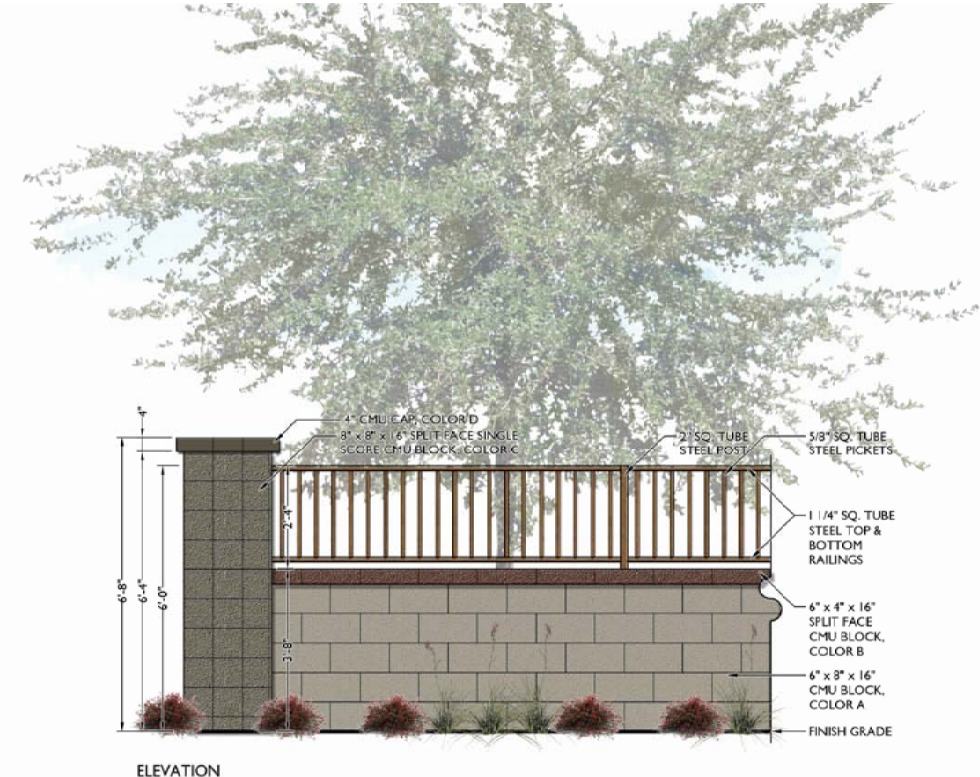




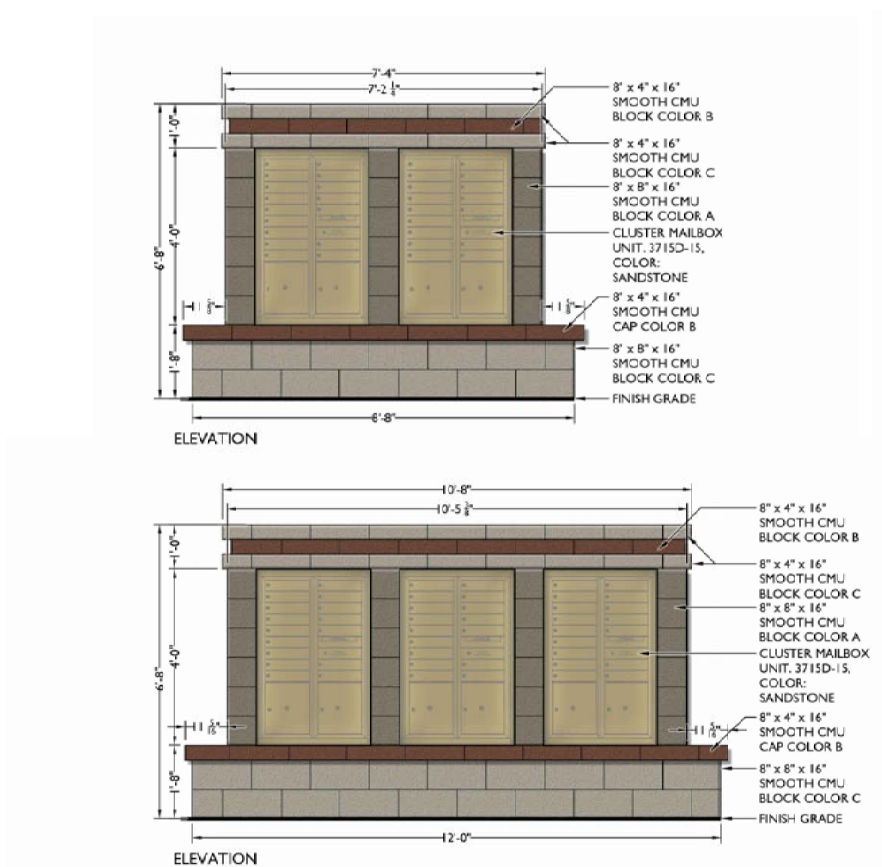
**1 PRIMARY THENE WALL**  
Scale: 1/2" = 1'-0"



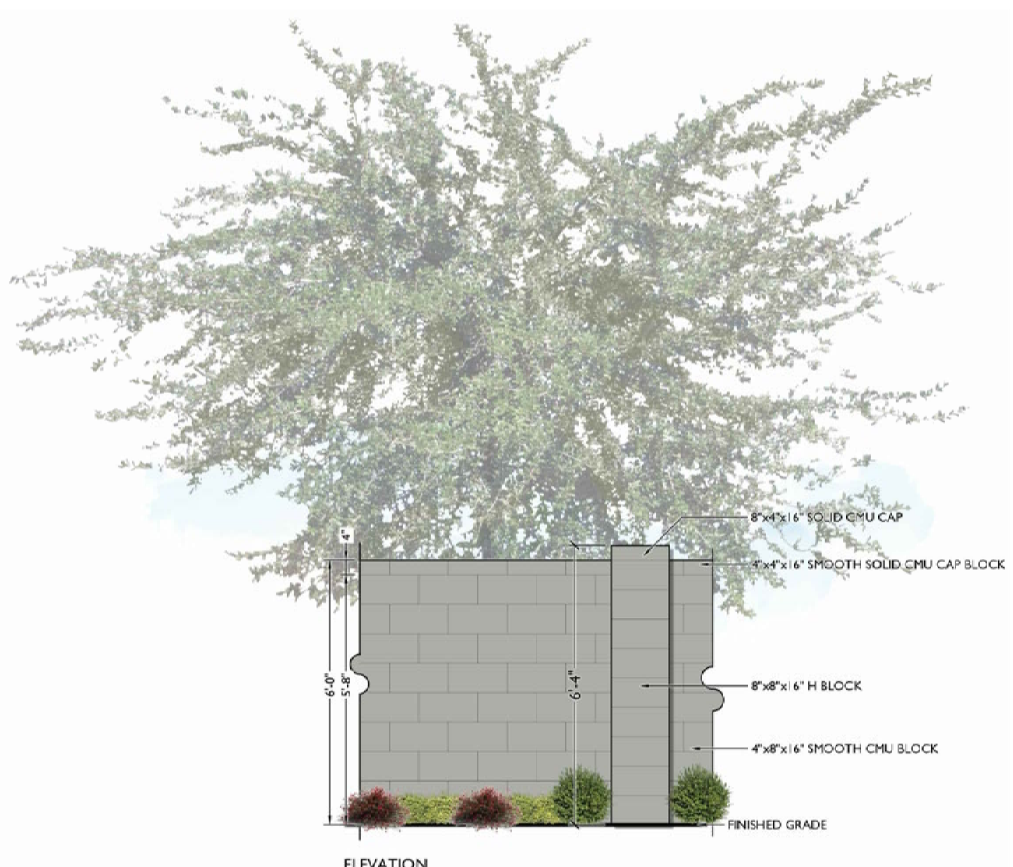
**2 SECONDARY THENE WALL**  
Scale: 1/2" = 1'-0"



**3 PARTIAL VIEW WALL**  
Scale: 1/2" = 1'-0"



**4 MAILBOX**  
Scale: 1/2" = 1'-0"

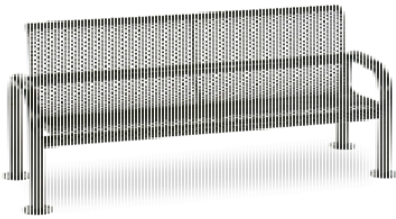








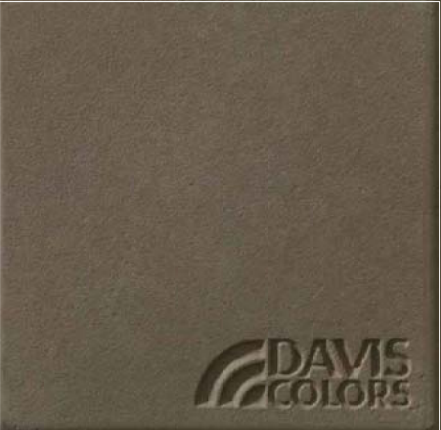


**5 BUILDER WALL**  
Scale: 1/2" = 1'-0"

|   |   |                                 |
|---|---|---------------------------------|
|   |   |                                 |
| Color A: SW7045 - Intellectual Gray by Sherwin Williams OAE | Color B: SW6062 Rugged Brown by Sherwin Williams OAE  |                                 |
|   |   |                                 |
| Color C: SW9614 Carriage Stone by Sherwin Williams OAE      | Color D: SW7745 Muddled Basil by Sherwin Williams OAE | METAL<br>Color: Dark Bronze OAE |



# MATERIALS & COLOR BOARD

|  |   |   |  |   |
|--|---|---|--|---|
|    |    |    |     |    |
| LANDSCAPE BENCH<br>Model CN420S<br>Color: Dark Bronze, By Wabash Valley, OAE         | PICNIC TABLE<br>Model SG236P<br>Color: Dark Bronze, By Wabash Valley, OAE             | TRASH RECEPTACLE<br>Model LR300D<br>Color: Dark Bronze, By Wabash Valley, OAE         | BIKE RACK<br>Model Serpentine Bike Loop<br>Color: Texture Black, By Wabash Valley, OAE | BBQ GRILL<br>Model GR105N<br>Color: Black, By Wabash Valley, OAE                      |
|  |  |  |   |  |
| CONCRETE LEDGE & CAP<br>Davis Colors Cocoa, OAE                                      | STUCCO WALL<br>Sherwin Williams, SW7045 - Intellectual Gray OAE                       | STONE VENEER<br>Old World Ledge Stone, Color Etowah<br>by Coronado Stone, OAE         | SIGN PANEL<br>Color: Rust Color OAE  | DECORATIVE CONCRETE PAVING<br>Davis Colors Cocoa, OAE                                 |



P

PEDESTRIAN LIGHT  
NLS Lighting

PEDESTRIAN LIGHT  
CATALOG #: CLASSIC I  
(CLA-I-T5-16L-35-30K-UNV-BRZ-T2R)  
  
SPECIFICATIONS:  
LAMP: LED 18W  
VOLTS: 120-277 (UNV)  
CCT: 3000K  
FINISH: BRONZE (BRZ)  
POST TOP (T2R)



U

UPLIGHT (SIGNAGE)  
Vista Professional Outdoor Lighting



FLOOD AC  
CATALOG #:  
GR-3106-DZ-4  
  
SPECIFICATIO  
LAMP: LED 5W  
VOLTS: 12  
CCT: 3000K  
FINISH: BRON



R

SCONCE (RAMADA)  
Luminaire Led

RAMADA LIGHT  
CATALOG #:  
SWP610 Sconce  
SWP610HO-20V-3000K  
-120-227-CP-BRZ  
  
SPECIFICATIONS:  
LAMP: LED 20W  
VOLTS: 120  
CCT: 3000K  
FINISH: BRONZE



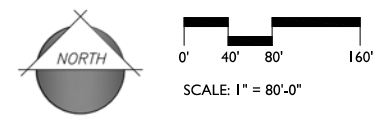
LEGEND

- P PEDESTRIAN LIGHT
- U UPLIGHT (SIGNAGE)
- R RAMADA LIGHT
- B BACKLIGHT

GENERAL NOTES:  
CONCEPTUAL LANDSCAPE LIGHTING PLAN IS  
DIAGRAMMATIC. FINAL LIGHTING PLAN, PHOTOMETRICS,  
AND FIXTURE SELECTION TO BE COMPLETED BY AN  
ELECTRICAL ENGINEER.

R P

U  
B  
U



A PORTION OF SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



| Volume Required and Summary |              |                            |                                      |      |  |  |                            |   |  |
|-----------------------------|--------------|----------------------------|--------------------------------------|------|--|--|----------------------------|---|--|
| Basin ID                    | Sub-Basin ID | Sub-Basin Area Description | Contributing Area (ft <sup>2</sup> ) | C =  | Volume Required, V <sub>r</sub> (ft <sup>3</sup> ) | Volume Provided, V <sub>p</sub> (ft <sup>3</sup> ) | Estimated Water Depth (ft) | Incremental Vol. Surplus/Deficit (ft <sup>3</sup> ) | Cumulative Vol. Surplus/Deficit (ft <sup>3</sup> ) |
| A1                          |              | Tract                      | 36,074                               | 0.70 | 6,313  | 16,793   |                            |   |  |
|                             |              | Higley R/W                 | 46,517                               | 0.85 | 9,885  |  |                            |   |  |
|                             |              |                            |                                      |      |  |  |                            |   |  |
|                             |              | Total                      | 82,591                               | 0.78 | 16,198   |  | 16,793                     | 595   |  |
| A2                          |              | Lots SF-10                 | 47,229                               | 0.66 | 7,793  | 20,030   |                            |   |  |
|                             |              | Lots SF-7                  | 44,943                               | 0.77 | 8,652  |  |                            |   |  |
|                             |              | Onsite R/W                 | 42,675                               | 0.88 | 9,389  |  |                            |   |  |
|                             |              | Tract                      | 21,284                               | 0.70 | 3,725  |  |                            |   |  |
|                             |              | Total                      | 156,131                              | 0.76 | 29,558   |  | 20,030                     | -9,528  |  |
| A3                          |              | Lots SF-10                 | 94,665                               | 0.66 | 15,620   | 44,248   |                            |   |  |
|                             |              | Lots SF-7                  | 79,405                               | 0.77 | 15,285   |  |                            |   |  |
|                             |              | Onsite R/W                 | 42,611                               | 0.88 | 9,374  |  | -9,528                     | overflow from B2                                    |  |
|                             |              | Tract                      | 43,505                               | 0.70 | 7,613  |  |                            |   |  |
|                             |              | Total                      | 260,186                              | 0.74 | 47,893   |  | 63,422                     | 15,530  |  |
| A4                          |              | Lots SF-10                 | 120,315                              | 0.66 | 19,852   | 71,572   |                            |   |  |
|                             |              | Lots SF-7                  | 91,731                               | 0.77 | 17,658   |  |                            |   |  |
|                             |              | Onsite R/W                 | 45,309                               | 0.88 | 9,968  |  |                            |   |  |
|                             |              | Tract                      | 40,550                               | 0.70 | 7,096  |  |                            |   |  |
|                             |              | Total                      | 297,905                              | 0.73 | 54,574   |  | 71,572                     | 16,997  |  |
| A5                          |              | Tract                      | 321,174                              | 0.70 | 56,205   | 72,321   |                            |   |  |
|                             |              | Onsite/Wafford R/W         | 58,805                               | 0.88 | 12,937   |  |                            |   |  |
|                             |              |                            |                                      |      |  |  |                            |   |  |
|                             |              |                            |                                      |      |  |  |                            |   |  |
|                             |              | Total                      | 379,979                              | 0.73 | 69,143   |  | 72,321                     | 3,178   |  |
| A6                          |              | Lots SF-10                 | 41,735                               | 0.66 | 6,886  | 70,048   |                            |   |  |
|                             |              | Lots SF-7                  | 51,414                               | 0.77 | 9,897  |  | -1,409                     | overflow from B7                                    |  |
|                             |              | Onsite R/W                 | 35,952                               | 0.88 | 7,909  |  |                            |   |  |
|                             |              | Tract                      | 158,725                              | 0.70 | 27,777   |  |                            |   |  |
|                             |              | Total                      | 287,626                              | 0.73 | 52,470   |  | 68,639                     | 16,169  |  |
| A7                          |              | Lots SF-10                 | 90,955                               | 0.66 | 15,008   | 55,379   |                            |   |  |
|                             |              | Lots SF-7                  | 67,719                               | 0.77 | 13,036   |  |                            |   |  |
|                             |              | Onsite/Wafford R/W         | 65,473                               | 0.88 | 14,404   |  |                            |   |  |
|                             |              | Tract                      | 50,274                               | 0.70 | 8,798  |  |                            |   |  |
|                             |              | Constellation R/W          | 26,079                               | 0.85 | 5,542  |  |                            |   |  |
|                             |              | Total                      | 300,500                              | 0.76 | 56,787   |  | 55,379                     | -1,409  |  |

| Sub Basin Area: Typical Lot SF-10 |      |        | Sub Basin Area: Typical Lot SF-7 |      |             |
|-----------------------------------|------|--------|----------------------------------|------|-------------|
| Area Description                  | "C"  | Area   | Area Description                 | "C"  | Length (ft) |
| Driveway                          | 0.95 | 360    | Driveway                         | 0.95 | 360         |
| Roof                              | 0.95 | 5,500  | Roof                             | 0.95 | 4,800       |
| Cross Area                        | 0.25 | 4,308  | Cross Area                       | 0.25 | 1,955       |
| Desert Area                       | 0.70 | 1,872  | Desert Area                      | 0.70 | 1,685       |
| Total Area                        | ---  | 12,100 | Total Area                       | ---  | 8,400       |
| Weighted "C"                      |      | 0.66   | Weighted "C"                     |      | 0.77        |

| Sub Basin Area: Onsite R/W-by x-section |      |             | Sub Basin Area: Watford R/W-by x-section |      |             |
|---|------|-------------|--|------|-------------|
| Area Description                        | "C"  | Length (ft) | Area Description                         | "C"  | Length (ft) |
| Pavement                                | 0.90 | 16.5        | Pavement                                 | 0.90 | 16.5        |
| Sidewalk                                | 0.95 | 5           | Sidewalk                                 | 0.95 | 5           |
| Landscape                               | 0.70 | 3.5         | Landscape                                | 0.70 | 3.5         |
| Total Area                              | ---  | 25          | Total Area                               | ---  | 25          |
| Weighted "C"                            |      | 0.88        | Weighted "C"                             |      | 0.88        |

| Sub Basin Area: Higley R/W-by x-section |      |             | Sub Basin Area: Constellation R/W-by x-section |      |             |
|---|------|-------------|--|------|-------------|
| Area Description                        | "C"  | Length (ft) | Area Description                               | "C"  | Length (ft) |
| Pavement                                | 0.90 | 47.5        | Pavement                                       | 0.90 | 23.0        |
| Sidewalk                                | 0.95 | 6           | Sidewalk                                       | 0.95 | 6           |
| Landscape                               | 0.70 | 16.9        | Landscape                                      | 0.70 | 11.0        |
| Total Area                              | ---  | 70          | Total Area                                     | ---  | 40          |
| Weighted "C"                            |      | 0.85        | Weighted "C"                                   |      | 0.85        |

RIGGS ROAD

SEC. 34  
T.2 S., R.6 E.

WATFORD COURT

SITE

GREENFIELD ROAD ALIGNMENT

HUNT HWY ALIGNMENT

HIGLEY ROAD

**DEVELOPER:**  
K HOVNANIAN HOMES  
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SUITE 250  
PHOENIX, AZ 85050  
TEL: (480) 662-5944  
CONTACT: MR. CHUCK CHISHOLM  
email: cchisholm@khov.com

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1130 N ALMA SCHOOL RD  
SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: MIKE LOTEMPIO  
email: Mike.LoTempio@epsgroupinc.com

|                  |                           |
|------------------|---------------------------|
| APN:             | 313-21-082                |
| GENERAL PLAN:    | RESIDENTIAL > 0-1 DU/AC   |
| EXISTING ZONING: | SF-10 / SF-7              |
| PROPOSED ZONING: | SF-10 / SF-7              |
| GROSS ACRES:     | ± 40.52 ACRES             |
| NET ACRES:       | ± 37.38 ACRES             |
| SF-10 NET ACRES: | ± 20.71 ACRES             |
| SF-7 NET ACRES:  | ± 16.67 ACRES             |
| LOT SIZE:        |                           |
| SF-10            | 86' x 135' MIN. (34 LOTS) |
| SF-7             | 70' x 120' MIN. (37 LOTS) |
| NO. OF UNITS:    | 71 UNITS                  |
| DENSITY:         | 1.89 DU/AC OF NET         |
| OPEN SPACE:      | 15.18 ACRES (40%) OF NET  |

|           |                    |
|-----------|--------------------|
| WATER     | TOWN OF GILBERT    |
| SEWER     | TOWN OF GILBERT    |
| GAS       | SOUTHWEST GAS      |
| ELECTRIC  | SALT RIVER PROJECT |
| TELEPHONE | CENTURYLINK / COX  |
| REFUSE    | TOWN OF GILBERT    |
| CABLE TV  | CENTURYLINK / COX  |

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH RANGE 6 EAST, FROM A BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SECTION 34 TO A 2 1/2" BRASS CAP ON PYRAMID AT THE SOUTHEAST CORNER OF SECTION 34 PER FINAL PLAT OF SANTANILLA AS RECORDED THEREOF IN BOOK 1216 OF MAPS, PAGE 18, MCR.

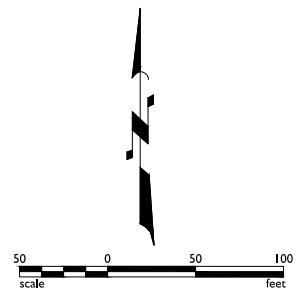
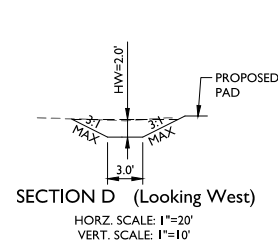
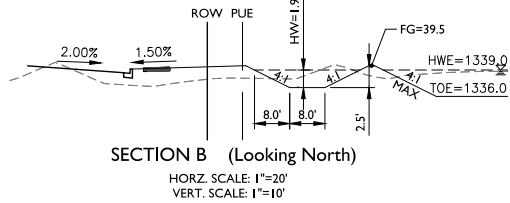
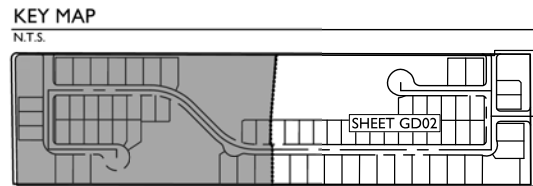
BEARING = (NORTH 00°12'51" WEST)




|         |      |                                       |
|---------|------|---------------------------------------|
| SHEET 1 | CS01 | COVER SHEET                           |
| SHEET 2 | GD01 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| SHEET 3 | GD02 | PRELIMINARY GRADING AND DRAINAGE PLAN |

TOWN OF GILBERT DATUM  
NAVD 88 (GDAC)  
ELEV= 1353.392'  
EAST 1/4 CORNER SECTION 34, T2S, R6E.



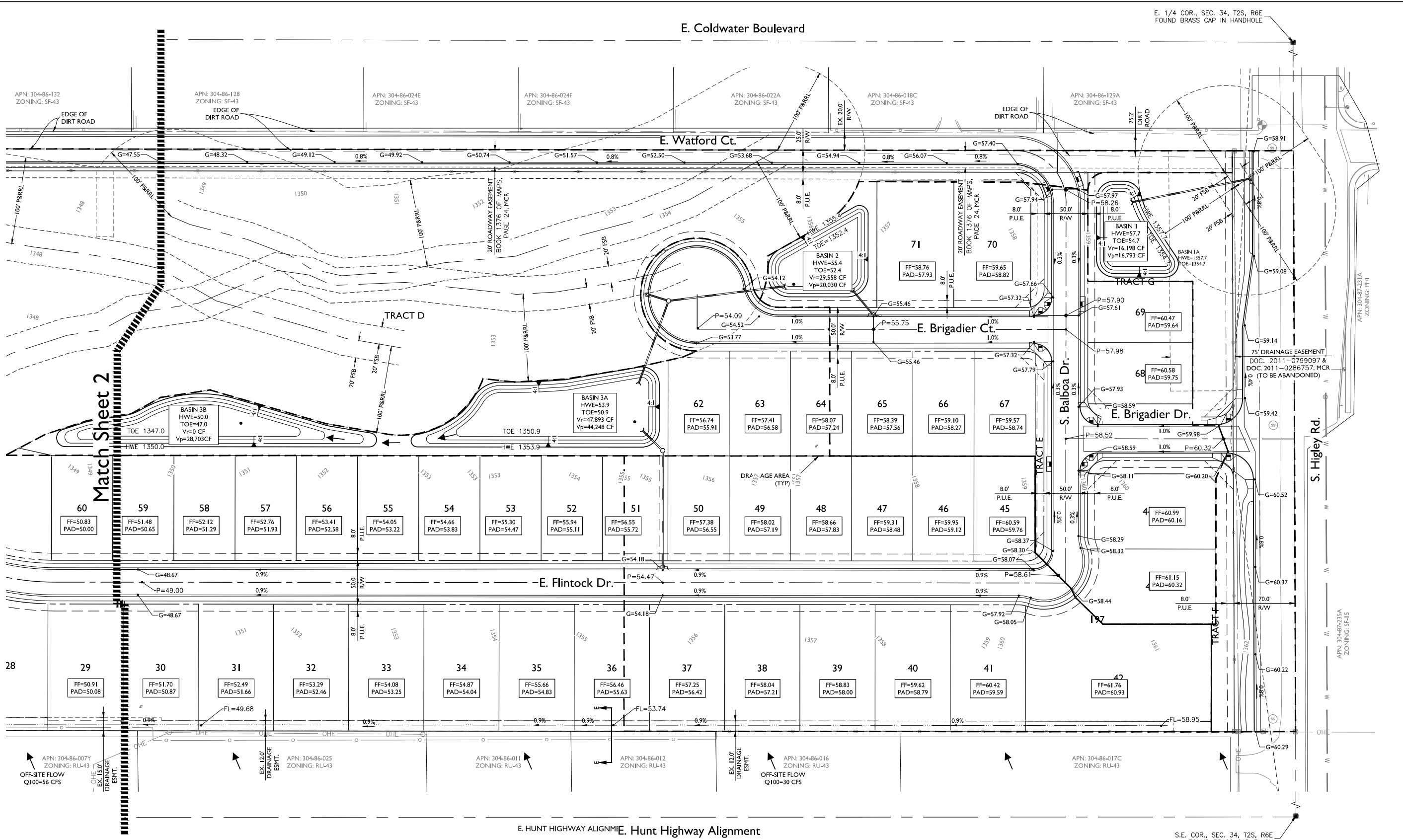
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|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <div style="text-align: center;">  <p><b>EPS GROUP</b></p> </div> <p>1130 N Alma School Road<br/>Suite 120<br/>Mesa, AZ 85201<br/>T: 480.503.2250   F: 480.503.2258<br/>www.epsgrouting.com</p>   | <div style="text-align: center;"> <h1 style="margin: 0;">Preliminary Grading &amp; Drainage Plan</h1> </div> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p><b>Project:</b></p> <p style="text-align: center;"><b>Santanilla</b><br/>Gilbert, Arizona</p>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p><b>Revisions:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td><td style="width: 20%;"> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> </table> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <div style="border: 1px solid black; padding: 5px; font-size: 0.8em;"> <p>Call it, heat it, pour it, working ours before you begin excavation.</p> <div style="text-align: center;">  <p><b>ARIZONA CSI</b><br/>CONCRETE SPECIALTIES, INC.</p> </div> <p>Dist. 841 or 1-800-574-STATE (7283) or<br/>in Maricopa County: (602)243-1000</p> </div>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p><b>Designer:</b> EPS</p> <p><b>Drawn by:</b> EPS</p>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <div style="text-align: center;">  <p>Professional Engineer<br/>MICHAEL E. LOTEMPEH<br/>No. 32267<br/>ARIZONA, U.S.A.</p> </div>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p style="text-align: center;">Job No.</p> <div style="border: 1px solid black; padding: 5px; font-size: 1.2em; text-align: center;">20-0642</div>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p style="text-align: center;">GD01</p>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p style="text-align: center;">Sheet No.</p> <div style="border: 1px solid black; padding: 5px; font-size: 1.5em; text-align: center;">2<br/>of 3</div>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

20-0642 - Santanilla - Preliminary Grading & Drainage Plan

Oct 27, 2020 7:03am S:\Projects\2020\20-0642\Civil\ Preliminary\ Preliminary Grading & Drainage Plan 20-0642 - GD02.dwg mlotempio



July 31, 2020

DR20-10 Santanilla  
Attachment 9: Applicant's Narrative

## **Santanilla Preliminary Plat Amendment Project Narrative**

### **Property Owner**

Boyc LLC  
20701 N Scottsdale Rd,  
#107-622  
Scottsdale, AZ 85255

### **Engineer/Planner**

EPS Group, Inc.  
1130 N Alma School Road, Ste 120  
Mesa, AZ 85201  
Tel: 480.503.2250  
Contact: Jorge Villasenor

### **Developer**

K Hovnanian Homes  
20830 N Tatum Blvd, Ste 250  
Phoenix, AZ 85050  
Tel: 480.662.5944  
Contact: Chuck Chisholm

## **I. Introduction**

EPS Group, on behalf of the developer, K Hovnanian Homes, submits this request for a Preliminary Plat Amendment for the 40.52-acre Santanilla subdivision, located within the Town of Gilbert. The site is located north of the northwest corner of Higley Road and the Hunt Highway alignment and consists of Maricopa County Tax Assessor Parcel Numbers (APNs): 313-21-001 through 313-21-093.

An 80-lot preliminary plat was approved in February of 2015. Since that time, the site has remained vacant and undeveloped. Now, five years later, K Hovnanian Homes is seeking this request to amend the Preliminary Plat in order to remove residential lots out of a 100' buffer area caused by fissures in the earth that run directly through the site. The amended preliminary plat illustrates these requests and shows a decrease in both lot count and density and an increase in provided open space.

## **II. Compliance with the General Plan and Zoning**

The subdivision is designated as Residential > 1-2 DU/Ac in the General Plan and in February of 2012 was successfully designated SF-7/SF-10 PAD per Ordinance No. 2359. The proposed reduction in lots and density helps to better align this subdivision with the General Plan designation to provide larger lot residential homes in the area. Additionally, this request is in compliance with the existing zoning designation of SF-7 PAD and SF-10 PAD, as no changes are requested.

## **III. Subdivision Design and Requirements**

### ***i. Overall lot layout and design, lot size and quantity***

Per the existing Final Plat General Note #13, "Retention basins, pools and other significant water sources must remain 100' beyond the centerline of fissures as shown on sheets 4 and 5 of [the] Plat." As previously stated, K Hovnanian not only intends to comply with this, but would like to also remove the residential lots out of this area. These changes produce minor changes in street circulation, reduction in total lots, a reduction in density, and a significant increase in open space for the community.

The proposed Preliminary Plat Amendment better enhances the safety and circulation of the site and is driven by K Hovnanian Homes' desire to remove lots located within the 100-foot fissure buffer area. These changes result in a reduction of lots and density, as described in the chart below:

| <b>Project Data</b>     |                         |                         |
|-------------------------|-------------------------|-------------------------|
|                         | <b>Existing</b>         | <b>Proposed</b>         |
| <b>Current Land Use</b> | Vacant                  | Residential             |
| <b>General Plan</b>     | Residential > 1-2 du/ac | Residential > 1-2 du/ac |
| <b>Zoning</b>           | SF-10 PAD & SF-7 PAD    | SF-10 PAD & SF-7 PAD    |
| <b>No. of Lots</b>      | 80                      | 71                      |
| <b>Density</b>          | 2.03 du/ac net          | 1.75 du/ac net          |
| <b>Open Space</b>       | 11.63 AC (29%)          | 15.00 AC (37%)          |

**ii. Vehicular access and circulation**

The street network has been updated to reflect the removal of residential lots; however, the circulation plan remains in general compliance with the originally approval Preliminary Plat. As directed by the town of Gilbert, the access onto Higley Road will be restricted to right-in right-out only.

**iii. Pedestrian circulation and connectivity**

Pedestrian circulation and trails, walkways, and connections will be consistent with the amenity standards and guidelines set forth in the Santanilla PAD.

**iv. Open space areas, landscape design**

As a result of a reduction in lots, the open space area has increased by 8%.

**v. Subdivision amenity features, colors/ materials and design theme**

Development of this site will be consistent with the amenity features, colors, materials and design theme set forth in the Santanilla PAD. Please reference the Preliminary Landscape plans for additional information.

**vi. Grading/ Drainage and Retention Design**

The grading, drainage, and retention has been updated to reflect the removal of residential lots; however, the overall plan remains in general compliance with the originally approval Preliminary Plat. The previously proposed drainage easement along the southern boundary will remain in place. Offsite flows for Higley road will be retained at the northeast corner of the property in accordance with the proposed Higley Road Capital Improvement Project (CIP).

**Phasing**

It is anticipated that this subdivision will be built in a single phase, which will include off-site and on-site improvements.

### **Temporary Improvements**

As stated previously, this subdivision will be developed in a single phase. Phase break turnarounds and temporary retention solutions are not applicable.

### **Emergency Access**

This site provides three points of access. There is a single entry located off of Higley Road and two more provided off of Watford Court, along the north end of the site.

### **Conclusion**

We respectfully request your favorable consideration of the submitted documents and we look forward to working with the Town to implement this exciting new development.